

# 2021-2029 Housing Element Technical Background Report

January 2022



<b>1. Introduction.....</b>	<b>1</b>
<b>2. Housing Needs Assessment .....</b>	<b>2</b>
A.    Population Characteristics .....	2
B.    Household Characteristics .....	8
C.    Housing Stock Characteristics.....	24
D.    Regional Housing Needs .....	35
E.    Coastal Zone Housing .....	38
<b>3. Housing Constraints.....</b>	<b>40</b>
A.    Market Constraints .....	40
B.    Governmental Constraints .....	43
C.    Environmental Constraints .....	73
<b>4. Housing Resources .....</b>	<b>75</b>
A.    Regional Growth Needs –2021-2029.....	75
B.    RHNA Strategies.....	77
C.    Availability of Infrastructure and Services .....	79
D.    Financial Resources.....	81
E.    Administrative Resources .....	81
F.    Opportunities for Energy Conservation.....	82
<b>Appendix A: Review of Past Accomplishments .....</b>	<b>A-1</b>
A.    Evaluation of the 2014-2021 Housing Element.....	A-1
B.    Effectiveness in Addressing Special Needs .....	A-33
<b>Appendix B: Residential Land Inventory .....</b>	<b>B-1</b>
A.    Credits Toward RHNA.....	B-1
B.    Availability of Land to Address Remaining RHNA Needs .....	B-4
C.    Methodology and Guiding Assumptions for Selection of Sites.....	B-6
D.    Development Trends and Realistic Capacity .....	B-11
E.    Density and Affordability Assumptions.....	B-24
F.    Conclusion .....	B-25
<b>Appendix C: Affirmatively Furthering Fair Housing .....</b>	<b>C-1</b>
A.    Introduction and Overview of AB 686 .....	C-1
B.    Assessment of Fair Housing Issues .....	C-1
C.    Site Inventory .....	C-62
D.    Summary of Fair Housing Issues and Contributing Factors .....	C-62
E.    Action Plan .....	C-65

## List of Tables

Table 1: Population Growth Trends.....	2
Table 2: Age Characteristics and Trends .....	3
Table 3: Race and Ethnicity .....	4
Table 4: Ventura Unified School District Census Day Enrollment .....	5
Table 5: Occupational Profile .....	6
Table 6: Major Employers in Ventura .....	7
Table 7: Household Characteristics .....	9
Table 8: Income by Household Type and Tenure .....	10
Table 9: Special Needs Groups .....	12
Table 10: New Senior Units (2013-2021) .....	13
Table 11: Persons with Disabilities by Age .....	16
Table 12: Major Homeless Facilities and Providers in Ventura County .....	21
Table 13: Housing Growth Trends .....	24
Table 14: Changes in Housing Stock.....	25
Table 15: Housing Stock by Unit Size and Tenure.....	26
Table 16: Income Categories and Affordable Housing Costs -Ventura County .....	28
Table 17: Median Rent.....	30
Table 18: Inventory of Publicly Assisted and Regulated Housing .....	31
Table 19: Housing Problems by Household Type and Tenure .....	35
Table 20: Overcrowded Households .....	36
Table 21: Cost Burdened Households by Tenure and Type .....	37
Table 22: Ventura’s Share of Regional Housing Needs .....	38
Table 23: Coastal Zone Housing Units.....	39
Table 24: Ventura’s Coastal Zone Residential Development January 2013 to April 2021 .....	39
Table 25: Disposition of Home Loans by Income for Ventura County (2019) .....	42
Table 26: Ventura General Plan Land Use Designations.....	44
Table 27: Zones Allowing Residential Uses.....	45
Table 28: Residential Development Standards.....	47
Table 29: Ventura Mixed Use Projects (2013-2021) .....	49
Table 30: Residential Parking Requirements .....	51
Table 31: Housing Types Permitted, Non-Transect Zones.....	56
Table 32: Housing Types Permitted, Transect Zones .....	57
Table 33: Typical Review Time Frames for Development Applications .....	65
Table 34: Planning Fees.....	67
Table 35: Development Impact Fees .....	68
Table 36: Summary of Fees for a New Single-Family Residence.....	70
Table 37: Summary of Fees for a New Multi-Family Residence.....	70
Table 38: RHNA Allocation (2021-2029) .....	77
Table 39: Land Inventory Summary .....	78

# 1. Introduction

This Housing Element Technical Report provides the detailed background information used in developing the Element's policies and programs for the 2021-2029 planning period. Providing the technical information in a separate report allows the Element itself to focus on housing strategies and solutions. This Technical Report consists of the following sections:

- Housing Needs Assessment (Section 2), which describes and analyzes Ventura's population, household, and housing characteristics and trends;
- Housing Constraints (Section 3), which assesses potential market, governmental, and other constraints to the development and affordability of housing; and
- Housing Resources (Section 4), which analyzes the land, financial, and administrative resources available to address Ventura's housing needs.

This Technical Report is prepared using various sources of information, including:

- American Community Surveys (ACS)
- California Department of Finance (DOF)
- California Employment Development Department (EDD)
- Southern California Association of Governments (SCAG)
- U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS)
- City of Ventura Community Development Department Planning Division
- Ventura Housing Authority



## 2. Housing Needs Assessment

*This section examines general population and household characteristics and trends for the City of San Buenaventura (Ventura), such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the Regional Housing Needs Assessment (RHNA) are discussed.*

### A. Population Characteristics

The type and amount of housing needed in a community are largely determined by population growth and various demographic variables. Factors such as age, race/ethnicity, occupation, and income level combine to influence the type of housing needed and the ability to afford housing.

#### 1. Population Trends

Since its incorporation in 1866, San Buenaventura (Ventura) has grown from a small settlement of less than 1,000 residents to a city of nearly 106,000 by 2021. Ventura's population grew most dramatically during the 1950s and 1960s, and has slowed since 1970. The number of City residents increased by 27 percent in the 1970s and 24 percent in the 1980s, in contrast to 76 percent and 99 percent in the 1950s and 1960s, respectively. According to the 2010 Census, the City's population was 106,433, representing an increase of five percent since 2000. From 2010 to 2021 the City's population declined by one percent to 105,415, according to the State Department of Finance.

**Table 1** provides a comparison between Ventura's population growth in 2000 to 2021 with that experienced by nearby communities and the County as a whole. As shown below, the increase in Ventura's population between 2000 and 2010 was rather modest compared to other portions of the County. In the last ten years, Thousand Oaks and Ventura experienced population declines while the County experienced a small population growth of 1.4 percent.

Table 1: Population Growth Trends						
Jurisdiction	2000	2010	2021	2000-2010 % Change	2010-2021 % Change	2000-2021 % Change
Camarillo	57,077	65,201	69,708	14.2%	6.9%	22.1%
Oxnard	170,358	197,899	204,675	16.2%	3.4%	20.1%
<b>Ventura</b>	<b>100,916</b>	<b>106,433</b>	<b>105,415</b>	<b>5.5%</b>	<b>-1.0%</b>	<b>4.5%</b>
Santa Paula	28,598	29,321	30,691	2.5%	4.7%	7.3%
Simi Valley	111,351	124,237	124,468	11.6%	0.2%	11.8%
Thousand Oaks	117,005	126,683	125,426	8.3%	-1.0%	7.2%
Ventura County	753,197	823,318	835,223	9.3%	1.4%	10.9%
Sources: 2000, 2010 Census and 2021 California Department of Finance Population Estimates.						

The American Community Survey (ACS) 2015-2019 estimates appear to suggest a population increase in the City (see **Table 2**). However, ACS data is based on a small sample and extrapolated to represent the entire community. The methodology for extrapolation is standardized nationwide and does not reflect local trends and characteristics. The Census Bureau recommends using the ACS primarily as a reference for proportions and relative magnitude.

## 2. Age Characteristics

A community's housing needs are determined in part by the age characteristics of residents. Each age group has distinct lifestyles, family type and size, income levels, and housing preferences. As people move through various stages of life, their housing needs and preferences may also change. As a result, evaluating the age characteristics of a community is important in addressing housing needs of residents.

**Table 2** below summarizes the age characteristics of Ventura residents in 2010 and 2019. In the early 2000s, the children and young adult population began to decline whereas the older adult population and senior population increased. These trends continued in the last decade from 2010 to 2019, as the senior population continued to increase, while youngest segments of the population (children and college age) continued to decrease. Regardless, both of young adults and older adults account for the largest segments of the population and they are usually at the peak of their earning power and are more likely to be homeowners.

Table 2: Age Characteristics and Trends					
Age Groups	2010		2019		% Change
	Persons	Percent	Persons	Percent	
Preschool (Ages <5)	7,049	6.7%	6,606	6.0%	-6.3%
School Age (5-17)	18,096	17.2%	16,781	15.3%	-7.3%
College Age (18-24)	9,364	8.9%	8,647	7.9%	-7.7%
Young Adults (25-44)	28,407	26.9%	30,015	27.3%	5.7%
Older Adults (45-64)	28,723	27.2%	29,546	26.9%	2.9%
Seniors (65+)	13,783	13.1%	18,315	16.7%	32.9%
Total	105,421	100.0%	109,910	100.0%	4.3%
Median Age	37.7		39.2		
Note: Use of ACS data should focus on the relative changes in proportions.					
Sources: 2010 Census and 2019 American Community Survey Five-Year Estimates. S0101.					

Several trends could become apparent over the coming decade. For instance, if the relatively large older adult population between the age of 45 and 64 continue as long-term community residents, Ventura will have an appreciably large senior population by 2030. In addition, if the college age population in 2019 continues to decrease in Ventura, the young adult (25-44) population will gradually decrease over the coming decade. Given these trends, there is a continued need to expand housing opportunities for seniors and as well as having affordable options for college age and younger adults in Ventura. As Ventura's population ages, greater care/assistance through services will be required for seniors to remain in their homes, senior apartments, assisted living facilities, and nursing homes.

### 3. Race and Ethnicity

Ventura County has been gradually changing in the racial and ethnic composition of its population. These changes have implications for housing needs to the extent that different groups may have different household characteristics, income levels, and cultural backgrounds that affect their needs and preferences for housing.

Ventura, like many Southern California communities, is becoming more diverse in terms of the racial and ethnic composition of its population. As of 2019, non-Hispanic Whites remained the largest race/ethnic group in Ventura, at 56 percent. However, their share of the population decreased between 2010 and 2019, while the proportion of persons of any race identifying themselves as Hispanic or Latino grew noticeably in size and proportion.

Race/Ethnicity	2010		2019		# Change	% Change
	Persons	Percent	Persons	Percent		
Non-Hispanic or Latino						
White	63,397	60.3%	61,247	55.7%	-2,150	-3.4%
Black or African American	1,160	1.1%	1,862	1.7%	702	60.5%
American Indian/Alaska Native	442	0.4%	398	0.4%	-44	-10.0%
Asian	3,078	2.9%	3,942	3.6%	864	28.1%
Native Hawaiian/Pacific Islander	50	0.0%	56	0.1%	6	12.0%
All Other <sup>1</sup>	3,357	3.2%	2,801	2.5%	-556	-16.6%
Hispanic	33,727	32.1%	39,604	36.0%	5,877	17.4%
Total	105,211	100.0%	109,910	100.0%	4,699	4.5%
Sources: 2010 Census and 2019 American Community Survey Five Year Estimate, B03002.						
1. Other races or 2 or more races, not identifying themselves as Hispanic or Latino						

Among the major race/ethnic groups, the largest percentage increases in population between 2010 and 2019 occurred for Black/African American (61 percent), Asian (28 percent), Hispanic (17 percent), and Native Hawaiian//Pacific Islander (12 percent) residents. However, though these racial/ethnic groups had large percent increases between 2010 and 2019, Hispanics had the greatest percent difference. As shown in **Table 3**, the share of Hispanic population increased from 32 percent in 2010 to 36 percent in 2019. Although the number of Black, Asian, and Native Hawaiian/Pacific Islander residents grew, the percentage difference (share of the City's population) was less than one percentage point.

The student population in Ventura has diversified as well. An examination of recent enrollment data compiled by the State Department of Education for the Ventura Unified School District indicates that minorities comprise a growing and significant portion of the student population (**Table 4**). Approximately 57 percent of students belonged to the three major minority groups (Hispanic, Asian, and Black) in 2019-2020, compared to 55 percent in 2015-2016, and 43 percent in 2005-2006. In particular, the Hispanic share of the student population grew from 51 percent to 54 percent between 2015 and 2019.

**Table 4: Ventura Unified School District Census Day Enrollment**

	2015-2016		2019-2020		% Change
	Students	%	Students	%	
Non-Hispanic or Latino					
White	6,822	39.8%	6,050	37.3%	-11.3%
Black or African American	205	1.2%	178	1.1%	-13.2%
American Indian/Alaska Native	68	0.4%	48	0.3%	-29.4%
Asian	443	2.6%	434	2.7%	-2.0%
Native Hawaiian/Pacific Islander	32	0.2%	27	0.2%	-15.6%
Filipino	105	0.6%	117	0.7%	11.4%
All Other	670	3.9%	662	4.1%	-1.2%
Hispanic	8,780	51.3%	8,720	53.7%	-0.7%
Total	17,125	100.0%	16,236	100.0%	-5.2%

Source: Data collected by the California Department of Education (CDE) through the California Longitudinal Pupil Achievement Data System (CALPADS).

#### 4. Employment Market

Employment also has an important impact upon housing needs to the extent that different jobs and income levels determine the type and size of housing a household can afford. According to the 2014-2019 American Community Survey five-year estimate, a total of 54,117 Ventura residents were in the labor force, with the unemployment rate of 4.9 percent, a substantial decrease since 2010 (7.5 percent).

Table 5 indicates the types of occupations held by residents in Ventura and the County as a whole. As of 2019, the two largest occupational categories in the City were managerial and sales. These categories accounted for 41 percent and 23 percent of employed residents, respectively. Relatively higher paying jobs are in both categories, except for certain sales positions, translating into higher incomes for the residents engaged in these activities. Ventura's occupational profile is similar to that countywide, with the exception that a much smaller share of City residents are in the farming, forestry, hunting fishing, and mining industries. Countywide, 5.5 percent of employed persons held farming related jobs, as compared to 2.6 percent for the City.

**Table 5: Occupational Profile**

Occupations of Residents	City of Ventura		Ventura County	
	Persons	Percent	Persons	Percent
Management, business, science, and arts occupations	22,162	41.0%	158,712	38.2%
Sales and office	12,365	22.8%	72,569	17.5%
Service	10,032	18.5%	90,454	21.8%
Production, transportation, and material moving	4,932	9.1%	49,234	11.8%
Natural resources, construction, and maintenance	4,626	8.5%	44,783	10.8%
Total	54,117	100.0%	415,753	100.0%
Industry: Agriculture, forestry, hunting, fishing, and mining <sup>1</sup>	1,417	2.6%	22,944	5.5%
Unemployment Rate		4.9%		5.1%
1. Not included in total since occupation and industry classification systems are different. Source: 2019 American Community Survey Five-Year Estimates, DP03.				

In terms of the City's employment base, the total number of jobs in the city increased by 5.6 percent (approximately 3,279 jobs) between 2012 and 2017, from approximately 58,038 to 61,317 (City of Ventura Economic Base Analysis, 2019)<sup>1</sup>. According to the Economic Base Analysis "Ventura's positive average annual employment growth rate of 0.4 percent over the past decade 2009-2019 is primarily the result of growth of its two largest driving industry clusters, health services and business services, and, to a lesser extent, three small clusters—information technology & analytics, medical devices cluster, and food processing—although they are much smaller clusters and contributed only marginally to overall employment growth. Employment in Ventura's past legacy clusters—oil & gas, and agricultural inputs and services—although showing high employment concentration actually declined in the past decade." The report projected that Ventura's local health services and business services clusters will account for the largest job growth in absolute terms from 2019-29, increasing by 1,080 and 284 jobs respectively. However, other sectors are projected to have higher growth rates, in particular the oil and gas cluster, construction products and services, financial services, and marketing design & publishing.

**Table 6** identifies the major employers in Ventura. With 8,252 employees, the County of Ventura is the largest employer in the City. Reflective of the high number of public sector jobs in Ventura, other major employers also include the Ventura Unified School District, the Ventura County Community College District, and the City of Ventura.

<sup>1</sup> Prepared by Stanley R. Hoffman Associates, Inc. Lisa Wise Consulting, Inc. Economic Transformations Group, Inc. October 11, 2019. <https://www.cityofventura.ca.gov/DocumentCenter/View/19764/Economic-Base-Study-20191011?bidId=>

**Table 6: Major Employers in Ventura**

Employer	Number of Employees	% of Top 10	% City Labor Force
County of Ventura	8,252	48.3%	14.7%
Ventura Unified School District	2,624	15.4%	4.7%
Community Memorial Hospital	2,130	12.5%	3.8%
Employer's Depot Inc	831	4.9%	1.5%
Patagonia Works	653	3.8%	1.2%
Ventura County Comm College District	645	3.8%	1.2%
Kaiser Permanente Medical Off.	643	3.8%	1.1%
City of Ventura	608	3.6%	1.1%
Target	373	2.2%	0.7%
Superior Court of CA, County of Ventura	318	1.9%	0.6%
Total Top 10	17,077	100.0%	30.5%
Total City Labor Force	56,000		

Source: 2018-2019 Comprehensive Annual Financial Report, City of Ventura.

A growing concern in Ventura County is an increasing imbalance between jobs and housing, i.e. new residential construction has not kept pace with job creation. After the recession of the late 2000s, this ratio decreased to 1.12 (47,845 jobs/42,827 units) by 2010, reflecting job losses during the recession. However, as the area recovers from the recession, the jobs/housing imbalance is likely to rebound unless housing construction keeps pace with or exceeds job creation. As of 2019, the City of Ventura had a job-housing ratio of 1.49 (61,317 jobs/ 41,246 units), indicating that there are 1.49 jobs for every housing unit. According to the 2019 Economic Base Analysis, the growing gap between housing prices and income levels has made it difficult for the County's workforce to find affordable housing. Home prices may continue to rise faster than local wages and housing shortage is an immediate threat to economic growth. In addition, the most affordable area (Northwest Area) has seen the fastest increase in single-family home values. The Economic Base Analysis estimates that by 2045, 45 percent of Ventura's workforce will be earning extremely low and very low incomes; these workers will not be able to afford rents or to purchase a home based on current median rent and home value trends. The City is expected to see a substantial need for affordable housing options as the workforce grows.

To address the growing imbalance between jobs and housing, the Ventura County Economic Development Association (VCEDA) formed the Housing Task Force "HOME" in 1999 to work for the creation of more affordable well-constructed and appropriately located workforce housing in Ventura County. In 2000 Housing Opportunities Made Easier (HOME) was established as a nonprofit 501C3 to address the need for a healthy balance between jobs and housing in Ventura County. HOME's mission is to promote a diversity of housing opportunities which are essential for a healthy and sustainable quality of life for all Ventura County residents. Since 2000, HOME has established a Steering Committee to form a County-Wide Housing Trust Fund, co-sponsored and produced eight Annual Ventura County Housing Conferences, and hosted numerous public educational opportunities discussing the issue of housing in Ventura County.

The City's 10-Year Strategy to End Homelessness, endorsed by City Council in June 2007, contained 22 recommendations. Recommendation #3 encouraged "the creation of a County Housing Trust Fund that

serves as a catalyst to develop public and private sources of funding to support the production and preservation of affordable housing

The Ventura County Housing Trust Fund ("VCHTF") is designed after Recommendation #3. It will serve to assist in the development of affordable housing by leveraging public and private funding. VCHTF aims to become a critical, sustainable and ongoing source of local funding to support the production of new housing for working low and moderate income families and individuals across Ventura County, with a proposed focus on multi-family and special needs housing for households earning 80% or below the Area Median Income in Ventura County.

The funds are proposed to be utilized to:

- Create new affordable rental housing
- Create home ownership assistance programs
- Create permanent housing for homeless, and
- Predevelopment assistance for developers.

In 2019, the Ventura County Continuum of Care (CoC) published the Ventura County published the Plan to Prevent & End Homelessness. This updated plan reaffirms the goals of the 10 Year Plan to End Homelessness while expanding the CoC's scope and commitment to housing Ventura County's most vulnerable residents. The updated plan includes the following seven priorities: 1) developing a crisis response system; 2) increasing housing opportunities for households who are homeless or at-risk of homelessness; 3) creating and providing wrap-around supportive services to keep households stably housed; 4) creating opportunities for sustainable income; 5) community outreach & education; 6) cross-system integration; 7) capacity building.

## B. Household Characteristics

Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

### 1. Household Type

According to the 2019 ACS, Ventura was home to 41,246 households, of which 64 percent were families (**Table 7**). Families are comprised of married couple families with or without children as well as other family types, such as single-parent households with children. Non-families, including singles, and other unrelated persons living together, made up 36 percent of households in Ventura in 2010. Singles comprised roughly one-quarter of all households in the City.

As exhibited in Table 7, the composition of households in Ventura remained relatively unchanged between 2010 and 2019. In both years, families comprised approximately two-thirds of all households, which include both married-couple families (47 percent) and other families (17 percent). Nonfamily households made up 36 percent of all households. Most of the nonfamily households were individuals living alone. The average household size increased slightly, from 2.57 persons per household in 2010 to 2.62 persons per household in 2019.

**Table 7: Household Characteristics**

Household Type	2010		2019		Change
	Number	Percent	Number	Percent	
Households	40,265	100.0%	41,246	100.0%	2.4%
Families	25,850	64.2%	26,561	64.4%	2.7%
Married with Children	9,183	22.8%	7,787	18.9%	-15.2%
Married No Children	9,778	24.3%	11,603	28.1%	18.7%
Other Families <sup>1</sup>	6,885	17.1%	7,171	17.4%	4.1%
Female-Headed with Children	2,562	6.4%	2,770	6.7%	8.1%
Non-Families	14,415	35.8%	14,685	35.6%	1.9%
Living Alone	11,153	27.7%	11,867	28.8%	6.4%
Not Living Alone	3,261	8.1%	2,818	6.8%	-13.6%
Average Household Size	2.57		2.62		
1. Single female and male-headed households					
Sources: 2010 Census and 2019 American Community Survey 5 Year Estimates, S2501, B11004, S1101.					

Despite the apparent stability in the composition of Ventura households, there are two noteworthy trends. First, the number and share of family types changed inversely- with married households with children decreasing by 15 percent and married households without children increasing by 19 percent. This corresponds with the decrease school age children in the population. Second, while the share of non-family households remained the same, the number and percent of non-family households not living alone (i.e. roommates) decreased. These individuals could include college age students as well as young professionals.

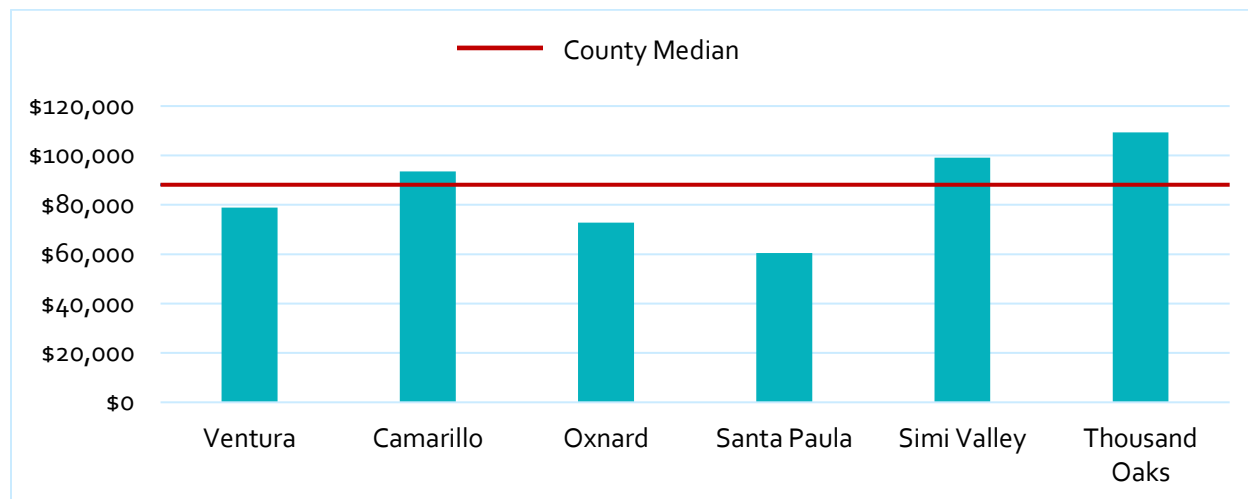
## 2. Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic needs of life. Income levels can vary considerably among households, based upon tenure, household type, and location of residence, among other factors.

As shown in Figure 1, Ventura's 2019 median household income of \$78,882 was higher than that of Oxnard (\$72,843) and Santa Paula (\$60,468), but lower than Camarillo (\$93,512), Simi Valley (\$99,151), and Thousand Oaks (\$109,378). The countywide median was \$88,131.



**Figure 1: Median Household Income**



Source: 2019 American Community Survey 5-Year Estimate, S1901.

As is the case in most cities, household income varies significantly by household type in Ventura (**Table 8**). Senior households are a particularly vulnerable group. Nearly 50 percent of senior renter-households fall within the lower income category, while 25 percent of senior owner-households earn lower income. About a third of large renter-households are also lower income, which coupled with a limited supply of large affordable units, may translate into higher overcrowding rates.

“Other” households consist of non-senior persons living alone or unrelated persons living together, such as students, younger adults, and unrelated persons doubling up.

**Table 8: Income by Household Type and Tenure**

Tenure	Household (HH) Type	Extremely Low	Very Low	Low	Moderate /Above Moderate	Total
<b>Renters</b>	Seniors	31.8%	20.8%	19.3%	28.1%	3,660
	Small HH (2-4 persons)	12.8%	16.6%	21.8%	48.9%	7,490
	Large HH (5+ persons)	21.1%	10.2%	30.5%	38.1%	1,915
	All Other Households	22.9%	19.2%	18.7%	39.2%	5,735
	<b>Total Renters</b>	<b>20.5%</b>	<b>17.5%</b>	<b>21.2%</b>	<b>40.8%</b>	<b>18,800</b>
<b>Owners</b>	Seniors	12.0%	14.0%	17.5%	56.5%	8,635
	Small HH (2-4 persons)	3.0%	3.8%	12.9%	80.2%	9,405
	Large HH (5+ persons)	3.5%	7.3%	14.3%	74.9%	1,575
	All Other Households	11.8%	7.3%	12.2%	68.7%	2,255
	<b>Total Owners</b>	<b>7.5%</b>	<b>8.5%</b>	<b>14.7%</b>	<b>69.3%</b>	<b>21,870</b>
	<b>Total HH</b>	<b>13.5%</b>	<b>12.7%</b>	<b>17.7%</b>	<b>56.1%</b>	<b>40,670</b>

Sources: 2017 HUD Comprehensive Housing Affordability Strategy (CHAS) data, based on 2013-2017 American Community Survey.

### *Extremely Low Income Households*

State law requires quantification and analysis of existing and projected housing needs of extremely low income (ELI) households. Extremely low income is defined as households with income less than 30 percent of area median income (AMI). The 2021 AMI for Ventura County was \$98,800. For ELI households, this results in an income of \$33,850 or less for a four-person household.

Households with extremely low incomes have a variety of housing needs, including cost burden (**Table 22**), overcrowding, and substandard housing due to insufficient funds to make needed repairs.

During the period of 2013-2017, an average of 5,490 ELI households resided in Ventura, representing 13.5 percent of the total households. About 79 percent of ELI households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities). Additionally, 61 percent of ELI households paid more than 50 percent of their income toward housing costs, compared to 18 percent of all Ventura households. Further, 77 percent of ELI households had housing cost burden.

### **3. Special Needs Population**

Certain groups have greater difficulty in finding decent, affordable housing due to their special needs and/or circumstances. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics among others. As a result, certain segments of Ventura's residents may be more likely to have lower income and/or experience overpayment, overcrowding, and/or other housing problems.

State Housing Element law identifies the following "special needs" groups: senior households, persons with disabilities, female-headed households, large families, families and persons in need of emergency shelter, and farm workers. This section provides a detailed discussion of the housing needs of each of these groups as well as the major programs and services available to address their housing and supportive services needs. Data from the 2015-2019 ACS are primarily used to determine the size of special needs groups in Ventura. Recent information from service providers and government agencies was also obtained to supplement the analysis. **Table 9** summarizes the special needs groups residing in the City.

**Table 9: Special Needs Groups**

Special Needs Groups	Persons	Households	Percent of City
Seniors (65 years and older)		11,349	27.5%
Seniors Living Alone		5,111	12.4%
Persons with Disabilities	13,366		12.2%
Hearing Difficulty	3,895		3.5%
Vision Difficulty	2,523		2.3%
Cognitive Difficulty	5,152		4.7%
Ambulatory Difficulty	6,833		6.2%
Self-Care Difficulty	2,510		2.3%
Independent Living Difficulty	4,974		4.5%
Female-headed Households		4,890	12%
With Children		2,770	7%
Large Households (5+ persons)		3,301	8.0%
Large Renter-Households		1,724	4.2%
Large Owner-Households		1,577	3.8%
Homeless Persons	531		0.5%
Farm Workers	1,417		1.3%
Sources: 2019 American Community Survey 5-Year Estimates (S2501, S1810, B11004, B25009, DP03), and County of Ventura 2020 Homeless Count.			

### Senior Households

Senior households typically have special housing needs due to three primary concerns: fixed income, high health care costs, and physical disabilities. According to the 2019 ACS, approximately one-third of households in Ventura were headed by persons aged 65 years and older. Some of the special needs of seniors are as follows:

- **Disabilities:** Approximately 34 percent of the senior population has a disability. Of the senior population with disabilities, 22 percent have disability with a self-care and 64 percent have mobility limitation (2015-2019 ACS, Table S1810).
- **Limited Income:** Many seniors have limited income for health and other expenses. Because of their retired status, the median income of senior households is 80 percent of the City's median household income (2015-2019 ACS, Table S1903). Senior households living alone are particularly vulnerable; senior male householders living alone only earn 53 percent of the City's median household income, and senior female householders living alone only 41 percent of the City's median household income (2015-2019 ACS, Table B19215). About 7.2 percent of the City's senior residents are classified by the 2015-2019 ACS as living below poverty level (Table DP03).
- **Cost Burden:** Because of the limited supply of affordable housing, seniors on fixed income may experience housing cost burden (paying more than 30 percent of income on housing). Between 2013 and 2017, an average of 38 percent of Ventura's senior households had housing cost burden, which represents an increase of four percent from 2009 (CHAS, 2009).

The prevalence of cost burden among senior households varies by tenure: 28 percent of homeowners and 60 percent of renters (CHAS, 2017).

Over 72 percent (8,136) of households with elderly persons in Ventura are homeowners (2015-2019 ACS, Table B25007). Because of physical and/or other limitations, senior homeowners may have difficulty in performing regular home maintenance or repair activities. Elderly women are especially in need of assistance. Nearly 70 percent of the 5,111 seniors living alone in 2019 were women (2015-2019 ACS, B06020). In addition, because many seniors have fixed or limited income, they may have difficulty making monthly mortgage or rent payments.

Various programs can assist senior needs, including but not limited to congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the frail elderly, or those with disabilities, housing with architectural design features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitations also benefit from transportation alternatives. Senior housing with supportive services can be provided to allow independent living. According to the State Department of Social Services (2019), 21 licensed care facilities for seniors are located in Ventura. These facilities provide a total of 1,285 beds for persons age 60 and above. This represents a small increase in the number of facilities (up from 20 in 2010), and the number of beds has increased by six beds.

About 28 percent of households with elderly individuals in Ventura are renters (2015-2019 ACS, B25007). The Ventura Housing Authority (HACSB) provides Section 8 rental assistance to 1,552 very low income households, including seniors, to help them afford rents. As of July 2020, 665 elderly households received Section 8 assistance from the City's Housing Authority (HUD Assisted Housing Dataset, 2020). Over 1,260 elderly households were on the waiting list for assistance in July 2021, representing 12.2 percent of all households on the list. In addition, approximately 45 percent of the public housing stock (322 units) is restricted for occupancy by seniors or households with persons with disabilities. The following senior projects were developed since 2013 (Table 10):

<b>Table 10: New Senior Units (2013-2021)</b>				
<b>Applicant</b>	<b>Units</b>	<b>Type</b>	<b>Location</b>	<b>Year Approved</b>
Willett Ranch, HACSB	50	Apartments	44 & 45 Willett Street – formerly 2686 N Ventura Avenue	2016
Ventura Springs (Veterans), A Community of Friends	31	Apartments	10866 Morning Glory	2020
Westview Village, Phase 2, HACSB	50	Apartments	276 Village Way	2015
<b>Total</b>	<b>131</b>			

Housing Authority also has other senior units via Tax Credit housing (via RAD program which transitions public housing into nonprofit housing) TC Buena Vida (75 senior/ persons with disabilities), Vista del Mar Commons (142), and Johnson Gardens (101)

In addition to building new senior housing facilities, “universal design” features incorporated into new development can allow seniors to remain in independent living environments for longer periods. The goal of universal design is to address a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility.

Through the Ventura Avenue Adult Center and the Ventura Senior Recreation Center, the City provides programs and services for seniors and adults age 50 or older to facilitate social interaction and foster independence. Services include information and referral; education classes and leisure activities; social activities; lunches; legal services; and insurance counseling. The Ventura County Area Agency on Aging also offers a variety of services to elderly persons in the County.

### *Persons with Disabilities*

Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability. The City is home to residents with disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. An additional segment of residents suffer from disabilities that require living in an institutional setting.

The 2019 ACS defines disabilities as the product of interactions among individuals' bodies; their physical, emotional, and mental health; and the physical and social environment in which they live, work, or play. Disability exists where this interaction results in limitations of activities and restrictions to full participation at school, at work, at home, or in the community. The ACS tracks the following six types of disability:

- Hearing difficulty: refers to deafness or serious difficulty hearing;
- Vision difficulty: refers to blindness or serious difficulty seeing even when wearing glasses;
- Cognitive difficulty: refers to serious difficulty concentrating, remembering, or making decisions;
- Ambulatory difficulty: refers to serious difficulty walking or climbing stairs;
- Self-care difficulty: refers to difficulty dressing or bathing;
- Independent living difficulty: refers to difficulty doing errands alone such as visiting a doctor's office or shopping.

In the City of Ventura, 13 percent of the population (13,366) reported having a disability. Table 11 shows the population by type of disability and age. Adults and seniors make up about 48 and 46 percent of the population with disabilities, respectively. Among adults 18-64, the cognitive and ambulatory difficulties are most common. In seniors, ambulatory and self-care difficulties were most common.

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by State law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

According to the State's Department of Developmental Services, approximately 1,177 Ventura residents with developmental disabilities sought out services at the Regional Center as of December 2020. Approximately 53 percent are adults over 18 years of age. Most of the developmentally disabled (74 percent) reside in a private home with their parents or guardians.

The living arrangements of persons with disabilities depend on the severity of the disability. Many persons live at home in an independent fashion or with other family members. To maintain independent living, disabled persons may need assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions among others. Services can be provided by public or private agencies. In Ventura, agencies offering services to persons with disabilities include (but are not limited to) the City's Senior Services Section of the Parks and Community Partnerships Department, Ventura County Human Services Agency, the Ventura County Behavioral Health Department, the Association for Retarded Citizens (ARC), and the Independent Living Resource Center.

**Table 11: Persons with Disabilities by Age**

Disability Type by Age	Total Persons	Percent by Disability Type	Percent of Population with Disability
With a hearing difficulty	3,895	100.0%	29.1%
Population under 18 years	144	3.7%	1.1%
Population 18 to 64 years	1,162	29.8%	8.7%
Population 65 years and over	2,589	66.5%	19.4%
With a vision difficulty	2,523	100.0%	18.9%
Population under 18 years	183	7.3%	1.4%
Population 18 to 64 years	1,081	42.8%	8.1%
Population 65 years and over	1,259	49.9%	9.4%
With a cognitive difficulty	5,152	100.0%	38.5%
Population under 18 years	462	9.0%	3.5%
Population 18 to 64 years	3,046	59.1%	22.8%
Population 65 years and over	1,644	31.9%	12.3%
With an ambulatory difficulty	6,833	100.0%	51.1%
Population under 18 years	114	1.7%	0.9%
Population 18 to 64 years	2,780	40.7%	20.8%
Population 65 years and over	3,939	57.6%	29.5%
With a self-care difficulty	2,510	100.0%	18.8%
Population under 18 years	153	6.1%	1.1%
Population 18 to 64 years	1,012	40.3%	7.6%
Population 65 years and over	1,345	53.6%	10.1%
With an independent living difficulty	4,974	100.0%	37.2%
Population 18 to 64 years	2,264	45.5%	16.9%
Population 65 years and over	2,710	54.5%	20.3%
Total Population with Disability	13,366	N/A	100.0%
Note: Sum of population by disability type (hearing difficulty, vision difficulty, cognitive difficulty, etc.) does not equal the total population with disability because a person may have multiple disabilities.			
Source: 2019 American Community Survey 5-Year Estimates, Table S1810			

Rental assistance through the City Housing Authority also helps persons with disabilities afford housing in Ventura. As of July 2021, 920 families with persons with disabilities received Section 8 assistance through the Housing Authority. A total of 3,538 families with persons with disabilities were on the waiting list for assistance. In addition, approximately 47 percent of the public housing stock (339 out of 718 units) is restricted for occupancy by seniors or disabled households. ARC operates their Training for Independent Living (TIL) program in a 16-unit public housing building in Downtown Ventura. The TIL at Vista del Mar TIL has 14 residents referred by ARC. In addition, most of the senior housing managed by the City's housing authority are also eligible to persons with disabilities.

Persons with severe mental disabilities are especially in need of assistance. Persons with mental disabilities persons are those with psychiatric disabilities that impair their ability to function in the

community to varying degrees. The National Institute for Mental Health estimates 2.5 percent of the adult population suffers from mental illness, translating to an estimated 2,163 persons (18 years and over) with mental illness within the City of Ventura. According to interviews with affordable housing providers and community stakeholders, Ventura also has an increasing population of seniors with mental illness.

Many persons with mental disabilities can live and work independently within a conventional living environment. Persons with more severe disabilities require a group living environment in which trained personnel within a family-like environment provide partial or constant supervision. The most severely affected individuals may require an institutional environment in which medical attention and therapy are provided within the living environment.

According to the 2020-2025 Ventura County Analysis of Impediments (AI) to Fair Housing Choice, a regional impediment is that several communities have limited community care options for persons with special needs. The 2020 AI recommended that jurisdictions should explore ways to develop supportive housing through non-profit housing developers and service providers. Local jurisdictions should also review their zoning ordinances and permit processing to ensure that they are not inhibiting the development of housing for persons with disabilities if this has not been accomplished through the approved housing element of the General Plan.

In addition, physical disabilities and mental illness can cause members of a low income household or an entire household to become homeless. According to the 2020 Ventura County Point-in-Time Count, 27 percent of persons in the County experiencing homelessness also had a disability. About 10 percent of persons experiencing homelessness also reported having a developmental disability.

The current stock of beds in Ventura County ranges from shelter with minimal specialized support to highly supportive environments, and includes unlicensed room and board facilities; semi-independent living homes; permanent supportive housing; a mental health rehabilitation center; and licensed Board and Care facilities. Those with disabilities who are not able to live independently often need supportive housing units, or housing units that also include services like case management and medical care. While supportive housing units have been created within Ventura County by nonprofit affordable housing providers, there is a shortage of supportive housing units within the County. For example, Many Mansions, one local nonprofit developer, recently closed their waiting list after waiting times surpassed 10 years. The lack of units is partially due to reduced affordable housing funding by the State of California due to the dissolution of redevelopment agencies in 2012. Developers also struggle to create supportive housing units because the number of units that need to be built in one structure to effectively provide services often need to be multi-story buildings that, due to their density and height, face public opposition.

In the City of Ventura, four facilities operated by Turning Point Foundation provide housing for mentally ill clients. Stephenson Place, located on the top floor of Turning Point's Our Place Safe Haven, provides ten units of permanent housing with individual rooms, shared bathrooms, and a common living room and kitchen. Residents may live here permanently and continue to receive services from a mental health counselor dedicated to helping them maintain residential stability. Turning Point Foundation owns and operates Vince Street Transitional Housing in Ventura's Westside, which has ten units with 15 veterans of SRO housing for mentally ill and formerly homeless veterans. To meet the most basic needs of safe shelter and nourishment, Our Place Shelter, located in Ventura's downtown, provides emergency housing, navigation and case management services for 14 residents and outreach and drop-in services for hundreds of non-residents. In 2021, Turning Point began operations with their newest program, an Adult Residential Facility named Thompson Place, for 26 adults with mental illness who are not able to live independently and would otherwise be homeless. River Haven, provided by Turning Point through a City contract, offers a new beginning for 22 homeless individuals



who are ready to transition into Ventura's local community. The program has case managers on the premises available to assist residents with securing a source of income, job training, medical attention, and drug, alcohol, and mental health services.

**Accessibility Accommodations:** Both the federal Fair Housing Act and the California Fair Employment and the Housing Act impose an affirmative duty on local governments to make reasonable accommodations (e.g., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City of Ventura allows homeowners to build ramps into single-family dwellings to allow first floor access for physically disabled residents. Such ramps or guardrails are permitted to protrude into the standard setbacks required under zoning, and are subject only to a building permit. This provision eliminates the need to obtain a zoning variance. The City also makes available grant funds to income-qualified households for accessibility improvements.

### *Female-Headed Households*

Female-headed households with children often require special consideration and assistance because of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, such households usually have more limited opportunities for finding affordable, decent, and safe housing.

Ventura is home to 4,890 female-headed households, of which 2,770 have children under 18 years old (**Table 9**). Female-headed (single-parent) households are a particularly vulnerable group because they must balance the needs of their children with work responsibilities. Between 2015 and 2019, 18 percent of female-headed families with related children under the age of 18 lived in poverty, compared to three percent of married-couple families with related children (2015-2019 ACS, Table DP03).

Battered women with children comprise a sub-group of female-headed households that are especially in need. In Ventura, there are a number of social service providers and transitional and emergency housing facilities serving women in need, including the Salvation Army, Transitional Living Center, the Coalition to End Family Violence emergency shelter, Catholic Charities, Interface Children Family Services and Prototypes Women's Center (in Oxnard).

### *Large Households*

Large households are defined as having five or more members residing in the home. These households constitute a special need group, because there is often a limited supply of adequately sized, affordable housing units in a community. In order to save for other basic needs such as food, clothing and medical care, it is common for lower income large households to reside in smaller units, which frequently results in overcrowding. A total of 3,301 large households live in Ventura, 48 percent of which are renter-households (2015-2019 ACS, Table B25009).

The housing needs of large households are typically met through larger units. Ventura has approximately 17,503 ownership units and 4,508 rental units with three or more bedrooms that could reasonably accommodate large families without overcrowding (see **Table 21**). However, the vast majorities of these units are single-family homes and not affordable to lower income large households.

To address overcrowding, communities can provide incentives to facilitate the development of larger apartments with three or more bedrooms for large households. A shortage of large rental units can also be alleviated through the provision of affordable ownership housing opportunities, such as first-time homebuyer programs and self-help housing (e.g., Habitat for Humanity), to move renters into homeownership. Financial assistance for room additions may also help to relieve overcrowding.

However, the amount of subsidies required to help lower income households achieve homeownership is often beyond the financial capacity of most local jurisdictions.

About 1,550 Ventura families (all households are considered families according to HUD definition) receive Section 8 rental assistance from the Housing Authority as of 2020. With Section 8 assistance, these families are able to afford housing appropriate for their family size in the community. As of July 2021, there are 2,205 families with children on the waiting list for assistance.

### *Farm Workers*

Farm workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

According to the U.S. Census Bureau, there were an average of 1,417 Ventura residents employed in farming, forestry, fishing or hunting industry between 2015 and 2019 (ACS, Table DP03). However, with an average of only 883 jobs in this sector within the City (2019 Economic Base Analysis<sup>2</sup>), there was a net migration of 534 City residents commuting elsewhere for work.

The U.S. Department of Agriculture and the State Employment Development Department (EDD) also provide estimates of farmworker population, but only at a County level. According to the 2017 Census of Agriculture (USDA), Ventura County has 22,694 farmworkers. Of these, 10,529 work 150 days or more while 12,165 work less than 150 days (seasonal). The 2017 Census of Agriculture also estimated 16 percent (3,595) County farmworkers were migrant workers. The EDD estimates for farmworkers in Ventura County are even higher, at 29,000 as of May 2021.

Farm workers are generally considered to have special housing needs because of their very limited income and the often-unstable nature of their employment. While no local surveys are available which document the specific housing needs of farm labor in Ventura, Statewide surveys provide some insight into the demographic characteristics and housing needs of farm workers. Among the major findings are:

- **Residency:** Unlike many areas where a significant portion of the agricultural labor is migrant, the citrus and vegetable laborers in Ventura County tend to be settled in the community and find work there throughout much of the year (Agricultural Studies 92-2, EDD). As a result, Ventura County farm workers primarily need permanent affordable housing, rather than migrant labor camps.
- **Limited Income:** Farm workers typically earn very low incomes. According to a 2021 report, the average annual wage for Oxnard-Thousand Oaks-Ventura MSA Farming, Fishing, and Forestry Occupations is \$31,900. Farm worker wages are typically too low to afford Ventura's average market rent of 1,875 for a one-bedroom apartment.

The majority of farm workers in Ventura County are non-migrant permanent and seasonal laborers. As such, the housing needs of farm workers are most appropriately addressed through the provision of permanent affordable housing, rather than migrant farm labor camps. Currently, the City permits farm employee housing in the Agricultural (A) zoning district, subject to a use permit. The City defines farm

---

<sup>2</sup> Prepared by Stanley R. Hoffman Associates, Inc. Lisa Wise Consulting, Inc. Economic Transformations Group, Inc. October 11, 2019. <https://www.cityofventura.ca.gov/DocumentCenter/View/19764/Economic-Base-Study-20191011?bidId=>

employee housing as one or more dwelling units used exclusively for the purpose of housing farm workers and their families employed for agricultural work. However, the site upon which farm employee housing can be developed must be at least 40 acres in land area and include an operational agricultural use. Not more than 12 dwelling units or 36 beds shall be constructed or used on a 40-acre site. For sites larger than 40 acres, no more than three dwelling units shall be constructed or used for each ten acres of additional site area. These minimum site sizes for farm worker housing are not consistent with the Employee Housing Act requirements. The requirement for the site to include an operational agricultural use is also inconsistent with State law.

The City of Ventura has recently approved two development projects that provide 49 total units of farm worker housing. In 2012, a \$300,000 CDBG grant was provided to Cabrillo Economic Development Collaborative for the acquisition of a site for its Snapdragon Place Apartments Phase I project; the project was completed in 2015. Housing units are for very-low income/ workforce (farmworker) housing. In 2015, a \$475,000 grant from the city's HOME program was awarded to Cabrillo Economic Development Corporation (CEDC) for construction of Snapdragon Place Apartments Phase II project. In 2019, an additional \$343,000 HOME funds was awarded to the Snapdragon Place Apartments. Construction of the Snapdragon Place Apartments workforce and farmworker housing was completed in 2019. Snapdragon Phase II includes units that are set-aside for veterans. During the past planning period, the Housing Authority completed its Rancho Verde project that includes 24 units of farmworker housing, as well as Phase I of the Westview Village project that includes workforce housing.

### *Homeless Persons*

The Ventura County 2020 Homeless Count was conducted by the Ventura County Continuum of Care Alliance and over 500 community volunteers. The homeless count identified 531 homeless persons within the City of Ventura, representing a two percent increase from the 2013. This survey provides some indication of the size of the homeless population in Ventura, but is not definitive due to various limiting factors. These surveys, for example, do not include persons at high risk of homelessness, primarily individuals who are temporarily staying with family or friends and may be asked to leave anytime. The 2019 ACS noted that 8.9 percent of the City residents were living below the poverty level. These persons are at risk of becoming homeless. Many of these persons can become homeless because of social structural issues such as increases in rent, loss of job, and rising health care costs. In addition, personal experiences such as domestic violence, physical disabilities, mental illness, and substance abuse can cause members of a low-income household or an entire household to become homeless.

The 2020 Ventura County Homeless Count and subpopulation Survey report stated that in 2019, Ventura County 2-1-1 saw the highest request for housing assistance resulting in the top unmet need category. Ventura County 2-1-1 received 251 calls from persons in Ventura who were at-risk of homelessness in 2019. In addition, the County of Ventura Healthcare for the Homeless reported 11,958 persons enrolled that met the Health Resources & Services Administration (HRSA) definition of homeless (includes doubled up and at-risk persons). Of this number, approximately 30 percent of persons were literally homeless (on the streets, emergency shelter or transitional housing).

Chronically homeless persons in Ventura have historically congregated in the Ventura and Santa Clara riverbeds. However, due to flood safety concerns between December and March, Ventura police officers and social services agencies visit homeless encampments along the Ventura and Santa Clara rivers to encourage campers to move to emergency shelters. Both officers and social service agency representatives provide flyers to these individuals about social services agencies and programs available, and inform them about the Foul Weather Shelter.

In general, there are three major types of facilities that provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent housing. These types of facilities are defined below:

- **Emergency Shelter:** provides overnight shelter and fulfills a client's basic needs (i.e. food, clothing, and medical care) either on-site or through off-site services. The permitted length of stay can vary from one day at a time to two months, depending upon whether the shelter is short-term or long-term.
- **Transitional Housing:** a residence that provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services, including substance abuse and mental health care interventions, employment services, counseling and life skills training.
- **Permanent Housing:** refers to permanent housing that is affordable in the community or service-enriched permanent housing that is linked with on-going supportive services (on-site or off-site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis.

All three types of facilities are available in Ventura County, although many facilities only accept people from a specific sub-population of homeless (e.g. victims of domestic abuse) (**Table 12**). As shown by **Table 12**, the City currently has nine emergency shelters, at eight transitional housing facilities, and two permanent housing facilities (designed to allow homeless people to live at the facility on an indefinite basis).

<b>Table 12: Major Homeless Facilities and Providers in Ventura County</b>		
<b>Facility/Provider</b>	<b>Capacity</b>	<b>Services</b>
<b>Emergency Shelters</b>		
ARCH	55	Emergency shelter for single adults.
Coalition for Family Harmony	N/A	Emergency shelter units for single adults and families (domestic violence shelter)
Conejo Valley Winter Shelter:	30	Seasonal emergency shelter beds for families and single persons
Interface Children & Family Services	N/A	Emergency shelter beds and transitional housing beds for victims of domestic violence and their children
Kingdom Center Women's Shelter:	20	Emergency shelter beds for single women and women with children
Ojai Valley Family Shelter	30	Seasonal emergency shelter beds for families and single persons
Oxnard Emergency Shelter/Navigation Center	110	Beds for adults
The Rescue Mission Alliance/Lighthouse Women's Shelter	70	34 emergency shelter beds for single women with children, 36 emergency shelter beds for single men,
Safe Haven	14	Emergency shelter beds for homeless mentally ill single persons
The Salvation Army	12	Emergency shelter beds for single adults

<b>Table 12: Major Homeless Facilities and Providers in Ventura County</b>		
<b>Facility/Provider</b>	<b>Capacity</b>	<b>Services</b>
Simi Valley P.A.D.S	40	Seasonal emergency shelter beds for families and single persons
<b>Transitional Housing</b>		
Casa Pacifica	N/A	Transitional housing beds for non-minor dependents (NMDs) between the ages of 18 and 21 years (not dedicated for homeless)
The City Center	30	Transitional housing beds for single women and women with children
Kingdom Center Women's Shelter:	20	Transitional housing beds for single women and women with children
Project Understanding	5	Transitional housing beds for previously homeless families and transitional housing beds for abandoned homeless pregnant women
RAIN Transitional Living Center	70	Transitional housing beds for individuals and families
The Rescue Mission Alliance/Lighthouse Women's Shelter:	65	Transitional housing beds for women and women with children
The Salvation Army	5	Transitional housing beds for homeless veterans
Turning Point Foundation	39	Transitional housing beds for homeless mentally ill single persons
<b>Permanent Housing</b>		
Many Mansions	129	Seven permanent supportive housing beds for homeless transitional aged youth with a mental disability, and 112 permanent supportive housing beds for homeless and mentally disabled persons
Turning Point Foundation	16	Permanent supportive housing beds for homeless mentally ill single persons
Source: 2020-2024 Ventura County Consolidated Plan		

The 10-Year Strategy to End Homelessness, adopted by Ventura County in 2007 and recalibrated in 2013 to incorporating national best practices as promoted by the United States Interagency Council on Homelessness (USICH) and the United States Department of Housing and Urban Development (HUD), calls for a housing first and rapid re-housing approach instead of increasing shelter and transitional housing beds. Thus, the unmet need for this population focuses on permanent supportive housing and permanent affordable housing. For instance, chronic homeless persons should not be included in an unmet need for shelter or transitional housing beds. The unmet need for this subpopulation should be permanent supportive housing.

The Ventura Housing Authority has no emergency housing assistance available; however, it continues its commitment to specific programs that provide case management to their clients. The Housing Authority has rental vouchers for clients referred from programs serving certain special need populations (persons with HIV/AIDS, Family Unification Program, Tender Life) with a case management component. In addition, the Housing Authority administers Shelter Plus Care vouchers in collaboration with the

Behavioral Health Department of the County and may provide voucher assistance to graduates of the RAIN Program (with a case management commitment), based on availability.

While a range of facilities and services to assist the homeless are available in Ventura, a significant gap exists between the need for facilities and the inventory of beds available. Based on the 2020 Point-In-Time counts, 73 percent (386 persons) of homeless persons were unsheltered.

The Working Artists Ventura Project ("WAV Project") is a significant development project located in downtown Ventura that provides 15 units of supportive housing for individuals transitioning from homelessness in addition to the 54 affordable units for artists and their families. Project Understanding, a Ventura-based nonprofit, coordinates crucial services necessary to help these households achieve economic stability.

### *Veterans*

Veterans are a special needs group because many of them have disabilities and have low incomes. Finding affordable homes can be extremely difficult for veterans, especially many have experienced post-traumatic stress disorder, have suffered from a traumatic brain injury, or live with mental-health issues. Remaining stably housed can be even more difficult. Oftentimes veterans need additional support (for example mental-health services) in order to live stable, healthy lives.

According to the 2015-2019 ACS, veterans represent about eight percent of the civilian population over 18 years of age in Ventura. Close to 57 percent of the veterans are seniors over 65 years of age. About 28 percent of the veterans have a disability. The 2020 Ventura County Homeless Count and Subpopulation Survey found that about seven percent of the homeless in the City were veterans.

In 2020, the City approved a 122-unit, 100 percent affordable supportive housing project with a community center using SB 35. This project, called Ventura Veterans Housing will provide transitional supportive housing to homeless veterans and returning veterans and is located adjacent to the existing Veterans Home of California site.

### *Emancipated Youth*

Youth emancipating from foster care face inadequate housing and homelessness. These youth are set out to live on their own upon exiting the foster care system at the age of 18. They face a host of difficulties and challenges without supports and resources. Among the Ventura homeless responding to the 2020 Ventura County Homeless Count and Subpopulation Survey, 14 percent were former foster youth.

## C. Housing Stock Characteristics

This section of the Housing Element addresses various housing characteristics and conditions that affect the well-being of City residents. Housing factors evaluated include the following: housing stock and growth, tenure and vacancy rates, age and condition, housing costs, and affordability, among others.

### 1. Housing Growth

Between 2000 and 2010, the housing stock in Ventura increased by 7.6 percent from 39,803 to 42,827 units (Table 13). Since 2010, however, the City has experienced limited housing growth, with only a 2.7 percent increase between 2010 and 2021.

Table 13: Housing Growth Trends					
Jurisdiction	2000	2010	2021	2000-2010 % Change	2010-2021 % Change
Camarillo	21,946	25,702	27,907	17.1%	8.6%
Oxnard	45,166	52,772	56,334	16.8%	6.7%
Ventura	39,803	42,827	43,968	7.6%	2.7%
Santa Paula	8,341	8,749	9,214	4.9%	5.3%
Simi Valley		37,272	42,506	14.0%	2.7%
Thousand Oaks	42,958	47,497	48,169	10.6%	1.4%
Ventura County	251,712	281,695	292,100	11.9%	3.7%
Sources: 2000, 2010 Census, 2021 California Department of Finance, Housing Estimates, E-5.					

Residential development activity in Ventura has been limited since 1990, primarily due to managed growth, the declining amount of vacant land available as well as the economic recessions that spanned the early- to mid-1990s and again the middle part of the last decade. The “In-fill First Strategy” of the 2005 General Plan, envisions modest growth with an emphasis on higher-density and mixed-use developments, where appropriate, throughout the City, but targeted towards the Districts, Corridors and Neighborhood Centers identified in the General Plan. The City is in the process of updating its General Plan and will reexamine the City’s land use policy associated with housing growth.

### 2. Housing Type and Tenure

**Table 14** summarizes various characteristics of the housing stock in Ventura. With relatively limited housing growth occurring in the last decade, the composition of the housing stock in 2021 is largely the same as that of 2012. Single-family homes and multi-family dwelling units comprise approximately 67 percent and 28 percent of the housing stock, respectively. Mobile homes account for the remaining five percent.

**Table 14: Changes in Housing Stock**

Housing Type	2012		2021	
	No. of Units	% of Total	No. of Units	% of Total
Single-Family	28,935	67.0%	29,242	66.5%
Detached	24,156	56.0%	24,423	55.5%
Attached	4,779	11.0%	4,819	11.0%
Multi-Family	11,743	27.0%	12,353	28.1%
2-4 Units	3,201	7.0%	3,364	7.7%
5+ Units	8,542	20.0%	8,989	20.4%
Mobile Homes	2,373	6.0%	2,373	5.4%
Total Units	43,051	100.0%	43,968	100.0%
Vacancy Rate	5.6%		6.0%	

Source: State Department of Finance, 2021; Report E-5.

The City's homeownership rate of 54 percent in 2019 is well below the countywide rate of 63 percent (2019 ACS, Table B25003). This relationship remains relatively unchanged from 2010 when the City's homeownership rate was 56 percent and the County's was 65 percent, although the number of homeowners has increased substantially in both jurisdictions.

A measure of the availability of and demand for housing is the vacancy rate. According to the State Department of Finance, the City's overall vacancy rate increased from approximately 5.6 percent in 2012 to 6.0 percent in 2021. The City's vacancy rate as of 2021 is slightly higher than the County's rate of 5.3 percent. According to the 2019 ACS, the City's rental vacancy rate was 2.9 percent, which is lower to the "optimal" rate of five percent.<sup>3</sup> This level of vacancy indicates an adequate supply of rental housing in Ventura.

**Table 15** summarizes the City's housing units by tenure and bedroom size. This analysis shows that there are 4,508 rental units with three or more bedrooms (over 23 of the rental stock), which is more than double the number of large renter-households with at least five persons (1,577) in the City (**Table 9**). However, it is likely that many of these rental units are single-family homes with rents beyond the reach of lower income large renter-households.

<sup>3</sup> A five percent vacancy rate is commonly considered optimal in that this level of vacancy is low, yet indicates that an adequate supply of vacant units is available for renters wanting to move within the rental market.



**Table 15: Housing Stock by Unit Size and Tenure**

Unit Size	Owner	%	Renter	%
Total Units	22,308	100.0%	18,938	100.0%
No bedroom	27	0.1%	1,617	8.5%
1 bedroom	270	1.2%	5,206	27.5%
2 bedrooms	4,508	20.2%	7,607	40.2%
3 bedrooms	10,189	45.7%	3,324	17.6%
4 bedrooms	6,487	29.1%	1,056	5.6%
5+ bedrooms	827	3.7%	128	0.7%

Source: 2019 American Community Survey 5-Year Estimates, Table B25042.

### 3. Housing Age and Condition

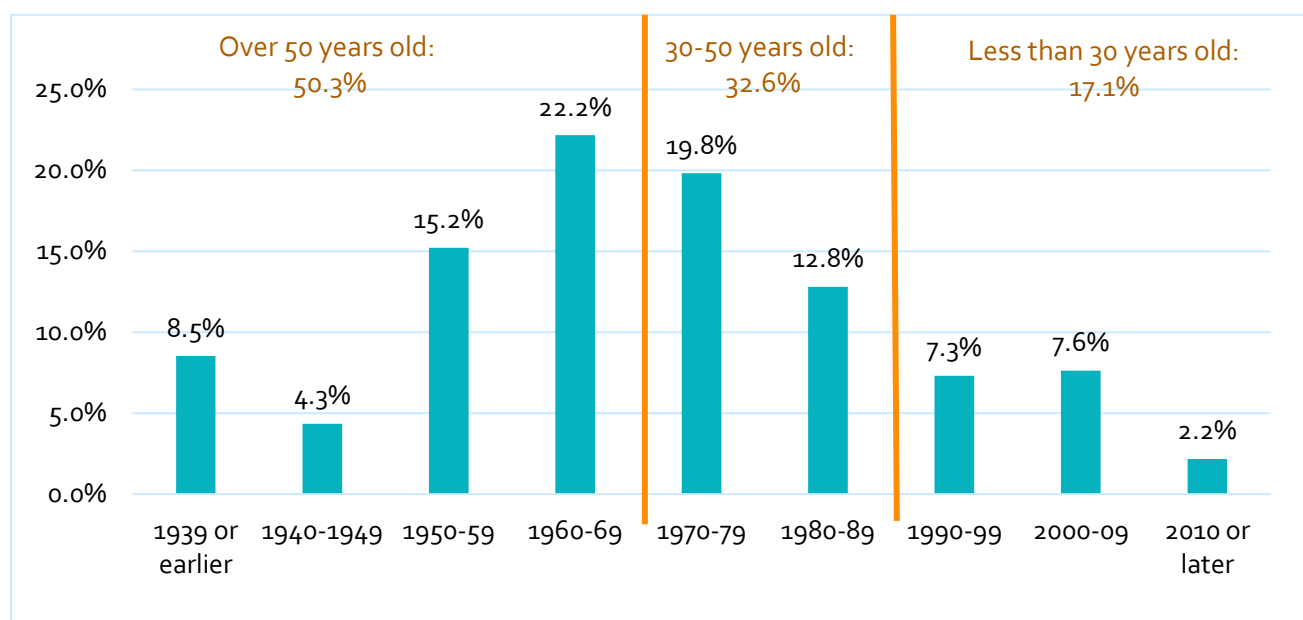
Housing age is an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values and eventually affect the quality of life in a neighborhood. Thus, maintaining and improving housing quality is an important goal for the City.

Figure 2 provides a breakdown of the housing stock by year built. According to estimates by the 2019 ACS, more than 82 percent of housing units in Ventura were built before 1990 and almost 50 percent were older than 1970. A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require some major repairs. Of the approximately 36,412 units built before 1990 (which are approximately 30 years or older), an estimated 10 percent are substandard (do not meet City codes) and less than one percent require demolition. Unless properly maintained, homes older than 50 years require major renovations to remain in good working order. The greatest concentrations of older homes are located in the western and central portions of the City. These areas are therefore likely to have the greatest rehabilitation needs.

The City's Code Enforcement Division estimates that 25 percent of all residential properties in the City are in need of rehabilitation. The most common violations reported are: public nuisance (trash and debris, overgrown vegetation, and inoperative vehicles), unpermitted structures, substandard buildings, and structure unfit for human occupancy. Between October 2020 and October 2021, the City's Code Enforcement Division dedicated most of its resources in the Downtown (25 percent), Westside (21 percent), and Saticoy (17 percent) neighborhoods.

A continuing concern in Ventura is that some property owners lack the incentive to maintain or improve their rental properties because of the strong housing market and the high demand for apartments in particular. More aggressive code enforcement or inspection efforts may be necessary to ensure the quality of the rental housing stock. The City currently administers a Housing Code Enforcement program that aims to preserve and maintain the livability and quality of neighborhoods. Neighborhood Preservation/Code enforcement staff investigates violations of property maintenance standards on a complaint basis. When violations are identified or cited, staff encourages property owners to seek assistance through the City's Housing Preservation Loan Program administered by the Housing Authority. This program offers a low-interest loan to owners of single-family homes and multi-family developments of up to four units. The Housing Authority also administers the City's Mobile Home Rehabilitation Grant Program.

**Figure 2: Year Housing Built**



Source: 2019 American Community Survey 5-Year Estimates, Table B25034.

#### 4. Housing Affordability and Costs

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Ventura residents.

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely low (30 percent or less of AMI), very low (31-50 percent of AMI), low (51-80 percent of AMI), moderate (81-120 percent of AMI), and above moderate (over 120 percent of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development (HCD), housing is considered "affordable" if the monthly payment is no more than 30 percent of a household's gross income. In some areas (such as Ventura County), these income limits may be increased to adjust for high housing costs.

**Table 16** shows affordable rent levels and estimated affordable purchase prices for housing in Ventura County by income category. Based on state-adopted standards, for a four-person household: the maximum affordable monthly rent for a low-income household is \$597, while the maximum affordable rent for very-low-income households is \$1,162. The maximum affordable rent for low-income households is \$2,010, while the maximum for moderate-income households is \$2,715.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in **Table 16** have been estimated based on typical conditions.

**Table 16: Income Categories and Affordable Housing Costs -Ventura County**

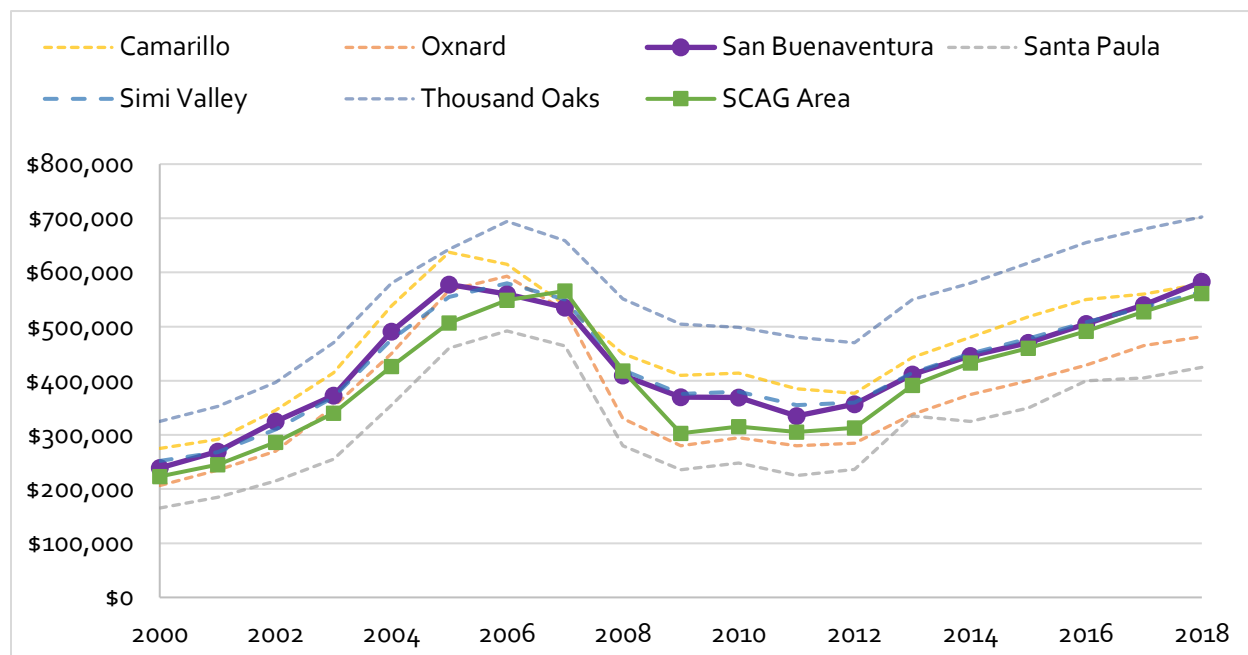
	Annual Income Limits	Affordable Monthly Housing Costs	Rental Utility Costs (2021)	Ownership Utilities & Taxes	Maximum Affordable Rent	Affordable Home Price
Extremely Low Income (0-30% AMI)						
1-Person	\$23,700	\$593	\$190	\$397	\$403	\$51,424
2-Person	\$27,100	\$678	\$199	\$436	\$479	\$63,613
3-Person)	\$30,500	\$763	\$225	\$492	\$538	\$71,322
4 Person	\$33,850	\$846	\$249	\$545	\$597	\$79,343
5 Person	\$36,600	\$915	\$277	\$597	\$638	\$83,741
Very Low Income (30-50% AMI)						
1-Person	\$39,550	\$989	\$190	\$536	\$799	\$119,303
2-Person	\$45,200	\$1,130	\$199	\$595	\$931	\$141,128
3-Person	\$50,850	\$1,271	\$225	\$670	\$1,046	\$158,472
4 Person	\$56,450	\$1,411	\$249	\$743	\$1,162	\$176,130
5 Person	\$61,000	\$1,525	\$277	\$811	\$1,248	\$188,236
Low Income (50-80% AMI)						
1-Person	\$63,250	\$1,581	\$190	\$743	\$1,391	\$220,800
2-Person	\$72,300	\$1,808	\$199	\$832	\$1,609	\$257,186
3-Person	\$81,350	\$2,034	\$225	\$937	\$1,809	\$289,091
4 Person	\$90,350	\$2,259	\$249	\$1,040	\$2,010	\$321,309
5 Person	\$97,600	\$2,440	\$277	\$1,131	\$2,163	\$344,979
Moderate Income (80%+ AMI)						
1-Person	\$83,000	\$2,075	\$190	\$916	\$1,885	\$305,381
2-Person	\$94,850	\$2,371	\$199	\$1,029	\$2,172	\$353,758
3-Person	\$106,700	\$2,668	\$225	\$1,159	\$2,443	\$397,655
4 Person	\$118,550	\$2,964	\$249	\$1,286	\$2,715	\$442,078
5 Person	\$128,050	\$3,201	\$277	\$1,397	\$2,924	\$475,384
Source: CA Dept. of Housing and Community Development (2021) and Veronica Tam & Associates Assumptions: 2021 HCD income limits; 30% gross household income as affordable housing cost; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on 2021 Area Housing Authority of the County of Ventura Utility Allowances.						

Home sales, like the City's economy, have fluctuated significantly since the 1980s. During the late 1980s, the County's economy was booming, new and existing homes sales averaged more than 16,700 annually, and prices increased each year through 1989 at double-digit rates. As the economy began declining in 1990, sales fell dramatically. In the late 1990s through 2006 the real estate market gained strength and property values rose to new heights. In 2007, the real estate market began another dramatic "down" cycle, although the market has recently shown signs of recovery (Figure 3).

Figure 3 shows the median home sales price in Ventura, selected Ventura County communities, and the SCAG region from 2000 to 2018. As shown in Figure 3, median home sales prices in the region suffered a steep decline after 2005, erasing all their gains from the 90s and early 2000s, with a slight rebound during

between 2009 and 2012. Like most cities in the County and the SCAG region, the median home sales price in Ventura has risen steadily since 2012. By 2018, the median home sales price in Ventura was \$583,000, lower than Thousand Oaks (\$702,500), but higher than Camarillo (\$570,000), Oxnard (\$481,780), Santa Paula, (\$425,000), Simi Valley (\$565,000), and the SCAG region (\$560,000).

**Figure 3: Median Home Sales Price for Existing Homes**



As with the market for single-family homes, sales of multi-family rental housing have begun to rebound. The Q4 2020 Multifamily Market Report<sup>4</sup> indicates that in Ventura County sales volumes were highest between 2015 and 2016 but have steadily decreased since 2017. According to the report, Ventura County's market cap rate in 2020 (4.0 percent) was comparable to Santa Barbara County (4.3 percent). Local investment activity is mostly focused on mid-sized communities, like the sale of a 33-unit complex for \$8.1 million and another 16-unit property sold for \$8.15 million (location not specified). The report concluded that despite limited job and population growth projections in the next five years, investors continue to eye Ventura County for its proximity to Los Angeles, value-add opportunities, and low vacancies.

**Table 17** compares average rents in selected Ventura County communities as of July 2021. When market rents are compared to the amounts low-income households can afford to pay (**Table 16**), it is clear that very low and extremely low income households have a difficult time finding housing without overpaying. For example, the maximum affordably monthly housing costs for extremely low income households range from \$403 to \$638. These affordable costs represent just 15 to 25 percent of the average median rents for the City of Ventura. Similar gaps between affordable rents and market rents occur for very low and, to a lesser extent, low income households. At the moderate income levels, households are much more likely to find affordable rentals. An average two-bedroom apartment currently rents for about \$2,495 while the affordable payment for a four-person moderate-income household is \$2,715. However, homeownership is still beyond the reach of moderate income households.

<sup>4</sup> Matthews Real Estate Investment Services. <https://www.matthews.com/wp-content/uploads/2020/12/Santa-Barbara-Ventura-County-Multifamily-Market-Report-Q4-2020.pdf>

**Table 17: Median Rent**

	Ventura	Camarillo	Thousand Oaks	Moorpark	Oxnard
Studio	\$1,598	\$1,600	\$1,809	N/A	\$13,000
1 Bedroom	\$1,875	\$2,000	\$2,168	\$2,371	\$1,775
2 Bedroom	\$2,495	\$2,598	\$3,630	\$2,411	\$3,555
3 Bedroom	\$3,225	\$3,200	\$3,400	\$3,111	\$3,000
4 Bedroom	\$3,500	\$3,500	\$3,900	\$3,400	\$3,400

Source: Zumper.com, July 2021

## 5. Assisted Housing At-Risk of Conversion

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. Because of its significance, this section identifies publicly assisted and regulated rental housing in Ventura, evaluates the potential of such housing to convert to market rates between 2021 and 2031 and discusses measures to preserve those units. Resources for preservation/replacement of these units and housing programs to address their preservation are described in Chapter 4, Housing Resources.

**Table 18** provides an inventory of publicly assisted and regulated rental and for-sale housing projects in Ventura. As of December 2020, there were 482 assisted or regulated rental units in the City in eleven projects. Three of the projects contain units determined to be at risk of conversion to market-rate housing between 2021 and 2031: Cypress Meadows (104 units), 1300 Saratoga (3 units) and Kalorama Apartments (23 units). The assisted and regulated units were funded or created through a variety of federal, State, and local government programs. These programs include HOME, bond financing, low-income housing tax credits, and local redevelopment agency (RDA) set-aside funds for housing, although RDA housing set-aside funds may now no longer be available after the elimination of Redevelopment Agencies pursuant to Assembly Bill 1x 26 (AB1x26) and Assembly Bill 1484 (AB1484). The Housing Authority is charged with providing the units to very-low-income households in the community.

Most of the for-sale housing units are at-risk of conversion between 2021 and 2031. Of the 497 units in eleven projects, 451 are at-risk in the following projects: La Paloma (95 units) Northbank Greens (148 units), Country Grove/Harvest (146 units), Seneca Highlands (45 units), and Seneca Gardens (17 units)

**Table 18: Inventory of Publicly Assisted and Regulated Housing**

Project Name	Total Assisted Units <sup>1</sup>	Unit Type	Start Date	End Date	Nature of Covenant
<b>RENTAL HOUSING UNITS</b>					
Cypress Meadows Apts	104	Multi-Family Senior	May 1993	May 2023	Density Bonus/ Tax Credits
Triad Properties	3	Condo	Oct 2013	Oct 2028	HOME Funding
Kalorama Apartments	24	Multi-Family	Dec 1998	Dec 2028	RDA & HOME
Mayfair Lofts	2	Condo	Jun 2006	Jun 2036	RDA, Covenants
Chapel Lane	38	Senior	Sep 2005	Sep 2050	Loan Agreement
El Patio	41	Multi-Family	Dec 2009	Dec 2064	RDA, HOME, Covenants
Azahar Place	60	Farmworker	Feb 2010	Feb 2065	RDA, HOME, Covenants
Soho	12	Multi-Family	May 2010	May 2065	RDA, HOME, Covenants
Johnson Gardens	101	Senior/Disabled	Jun 2016	Jun 2071	HOME & 4% Tax Credit
Westview Village I	131	Multi-Family	Apr 2019 Jul 2019	Apr 2074 Jul 2074	Successor Agency & HOME Funds
Triad Properties Seneca St	1	Condo	Jun 2014	In Perpetuity	Loan Agreement
Sondermann-Ring (Portside)	27	Multi-Family	2019	2074	City's Inclusionary Housing Program/ Mello Act/DA
Rancho Verde	24	Farmworker Multi-Family	2019	2074	TCAC
2110 N. Ventura Ave	6	Multi-Family	Not yet constructed	55 years	City's Density Bonus Ord.
Riverside St	23	Multi-Family	2019	2074	TCAC
Willett Ranch	50	Senior	2021	2076	TCAC
Mar-Y-Cel (Cora)	27	Multi-Family	Not yet constructed	55 years	City's Inclusionary Housing Program/ Mello Act - Rentals
Thompson & Kalorama	5	Multi-Family	Not yet constructed	55 years	City's Inclusionary Housing Program/ Mello Act - Rentals
Castillo Del Sol	40	Multi-Family	2016	2071	HA
Snapdragon Phase 1	28	Multi-Family	2015	2070	CEDC
Snapdragon Phase 2	22	Multi-family	2019	2074	HOME funding
WAV (Working Artists Ventura)	69	Multi-Family	2009	2064	TCAC

**Table 18: Inventory of Publicly Assisted and Regulated Housing**

Project Name	Total Assisted Units <sup>1</sup>	Unit Type	Start Date	End Date	Nature of Covenant
Citrus Tree Apartments	81	Multi-Family	2000	2055	TCAC
<b>At-Risk (rental) - Bolded Rows</b>	<b>131</b>				
<b>FOR-SALE UNITS</b>					
La Paloma / 4543	95	Single Family	C of O	2023, 2024, 2025	30 years by CC&Rs
Northbank Greens / 4395	148	Single Family	C of O	2024, 2025, 2026	30 years by CC&Rs
Country Grove/Harvest /4544	146	Single Family	C of O	2024, 2025, 2026	30 years by CC&Rs
Seneca Highlands /4668	45	Condo	C of O	2029, 2030, 2031	30 years by CC&Rs
Seneca Gardens /4908	17	Condo	Initial Sale	2030, 2031	30 years by CC&Rs
Harmony /5313	10	Condo	Initial Sale	2035, 2036	30-year resale restriction
Melody /5417	7	Condo	Initial Sale	2035, 2036	30-year resale restriction
Bella Vista / 4129	7	Condo	Initial Sale	2037, 2038	45-year resale restriction
Hearthside / 5801	5	Condo	Initial Sale	2060, 2061	45-year resale restriction
Enclave / 5900	12	Single Family	Initial Sale	2062, 2063	45-year resale restriction
The Cannery / 1020	5	Condo	Initial Sale	2062	45-year resale restriction
<b>At-Risk (for-sale) – Bolded Rows</b>	<b>45<sup>1</sup></b>				
<b>At-Risk (total) – Bolded Rows</b>	<b>58<sup>2</sup></b>				
<sup>1</sup> . All units including any manager units (which are assisted under TCAC, although not income restricted). Source: City of Ventura.					

### Loss of Assisted Housing

Affordability covenants and deed restrictions are typically used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower- and moderate-income households in the long term. Over time, the City may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions. As the housing market continues to put upward pressure on market rents, property owners are more inclined to discontinue public subsidies and convert the assisted units to market-rate housing.

As shown in **Table 18** and described above, there are three projects with a total of 130 affordable rental units at risk of conversion to market rate housing between 2021 and 2031 and five projects with a total of 451 affordable for-sale units at-risk.

### Preservation and Replacement Options

In order to maintain the existing affordable housing stock, the City could either preserve the existing assisted units or facilitate the development of replacement units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer/acquisition of the project by a non-profit entity; 2) provision of rental assistance to tenants using non-federal funding sources; and 3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below.

- 1. Transfer of Ownership:** Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance. According to the Kidder Mathew Multi-family market trends, two projects in the City of Ventura were sold in Q1 and Q2 of 2021, at an average of \$250,000 per unit. This does not include the rehabilitation costs associated with transfer of ownerships. Transfer of ownership for the 131 at-risk units would cost about \$32.8 million as a general estimate.

**Table 19: Top Sale Transactions for Q1 and Q2 2021 – City of Ventura**

Property	# of Units	Sales Price	Price per Unit
Ashwood Gardens	96	\$29.15M	\$303,646
La Casa Loma Apartments	16	\$3.85M	\$240,625
176-182 W Ramona St	12	\$2.781M	\$202,375
Average Cost Per Unit			\$248,882

Transfer of ownership would cost about \$400 million for the 451 at-risk for-sale units, which are mainly single family units and condos. <sup>5</sup>, using the Zillow median sales price of \$753,618 for August 2021 in the Ventura MSA. Combined, the cost for transfer of ownership for all units is \$433 million. However, State law on the preservation of at-risk housing does not cover ownership units.

- 2. Rental Assistance:** Rental subsidies using non-federal (State, local or other) funding sources can be used to maintain affordability of the at-risk affordable units. These rent subsidies can be structured

---

<sup>5</sup> Based on Zillow's Median Home Sales price for August 31, 2021 in the Ventura MSA area. Value includes both single-family homes and condos.



to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent (FMR) on the unit. In Ventura County, the fair market rent for Fiscal Year 2021 is determined to be \$1,519 for a one-bedroom unit, \$1,923 for a two-bedroom unit, and \$2,690 for a three-bedroom unit. Since the subsidy depends on the renter's income level and unit size, calculating the cost to preserve the units using rental assistance is complex. However, assuming that a one-person very low income household is renting a one bedroom apartment, the subsidy would be \$720 per month, or \$8,640 per year<sup>6</sup>. Based on the estimates and assumptions above, at least \$5 million in rent subsidies would be required annually for the at-risk units.

3. **Purchase of Affordability Covenants:** Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or replacing the Section 8 subsidy with other funds. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or on-going subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.
4. **Construction of Replacement Units:** The construction of new low-income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction.

A recent example of a 320-unit development with multi-family and single-family units estimates a cost per unit of \$405,000. The Villages at Westview redevelopment project in the City allowed for the demolition of 180 public housing units and new construction of 320 homes. Of the proposed 320 units: 131 are affordable multi-family apartment units (1-4 bedrooms); 50 are affordable senior apartment units; 105 are affordable multi-family apartment units (1-4 bedrooms); and 34 are for-sale row houses and duplexes. The estimated total project cost is \$70,000,000, which includes a construction cost of approximately \$42,667,029 (\$406,352 per unit). Using an estimate of \$406,000 per unit, the cost of replacing the 582 units at-risk would be \$236 million.

---

<sup>6</sup> Based on Table 16: Maximum affordable rent for a one-bedroom unit for a very low one-person income household is \$799. Monthly subsidy is assumed to be the difference between Fair Market Rent and maximum affordable rent (Subsidy= \$1,519-\$799 =\$720).

## D. Regional Housing Needs

State law requires all regional councils of governments, including the Southern California Association of Governments (SCAG) to determine the existing and projected housing need for its region (Government Code §65580, et. seq.) and determine the portion allocated to each jurisdiction within the SCAG region. This is called the Regional Housing Needs Assessment (RHNA) process.

### 1. Existing Housing Needs

A continuing priority of communities is enhancing or maintaining their quality of life. A key measure of quality of life in a community is the extent of “housing problems.” The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Ventura. Housing problems include:

1. Units with physical defects (lacking complete kitchen or bathroom);
2. Overcrowded conditions (housing units with more than one person per room); or
3. Housing cost burden, including utilities, exceeding 30 percent of gross income.

According to the 2013-2017 CHAS data (most recent data available), 17,460 households in Ventura experience some type of housing problem, representing 43 percent of the City’s total households. **Table 20** below details the extent of housing problems by tenure. Renters are typically more likely to experience housing problems than owners. In Ventura, more than half of all renter households experience some type of housing problem (58 percent) compared to owner households (30 percent). Specifically, elderly renter households and large renter households (5 or more persons) experience cost burdens at the greatest rates, 65 percent and 73 percent, respectively. Ventura residents and Ventura County residents experience housing problems at similar rates.

		City of Ventura		Ventura County
	Household (HH) Type	# with Any Problem	% with Any Problem	% with Any Problem
<b>Renters</b>	Seniors	2,375	64.9%	64.7%
	Small HH (2-4 persons)	3,825	51.1%	54.0%
	Large HH (5+ persons)	1,405	73.4%	77.6%
	All Other Households	3,300	57.5%	53.4%
	Total Renters	10,905	58.0%	59.3%
<b>Owners</b>	Seniors	2,490	28.8%	32.8%
	Small HH (2-4 persons)	2,615	27.8%	28.3%
	Large HH (5+ persons)	585	37.1%	45.4%
	All Other Households	865	38.4%	43.6%
	Total Owners	6,555	30.0%	33.2%
	Total Households	17,460	42.9%	42.8%

Sources: 2013-2017 HUD, Comprehensive Housing Affordability Strategy Data (CHAS), based on 2013-2017 American Community Survey.

### Overcrowding

Overcrowding occurs when housing costs are so high relative to income that families “double or triple” up to devote income to other basic needs of food and medical care. Overcrowding also tends to result in accelerated deterioration of homes, a shortage of street parking, increased strain on public infrastructure, and additional traffic. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing the quality of life in the community.

According to the 2019 ACS, an estimated of 1,434 Ventura households lived in overcrowded conditions between 2015 and 2019, representing 3.5 percent of all households (**Table 21**). Of these households, 1,137 (79 percent) were renters and 297 (21 percent) were owners. Approximately six percent of renters and one percent of owner households were overcrowded.

<b>Table 21: Overcrowded Households</b>				
	City of Ventura		Ventura County	
	#	Percent	#	Percent
Owners	297	1.3%	5,156	3.0%
Renters	1,137	6.0%	12,107	12.1%
Total Households	1,434	3.5%	17,263	6.4%
Source: 2019 American Community Survey 5-Year Estimates, Table B25014.				

Overcrowding rates vary significantly by income, type, and size of household. Generally, lower-income households and large families experience a disproportionate share of overcrowding, which is also the case in Ventura. Owner-occupied units in the City have an overcrowding rate of 3.5 percent, less than the countywide level of 6.4 percent (**Table 21**). Renter-occupied units also have a lower level of overcrowding in the City (six percent) than the countywide level of 12.1 percent. Given that large rental units are generally not affordable to lower income large household renters, and that the majority of large homes (three or more bedrooms) are out of reach for low income families, the level of overcrowding will likely remain high for large families.

### Cost Burden

Housing cost burden occurs when housing costs increase faster than income. As is the case throughout Southern California, housing cost burden is a common issue in Ventura. Furthermore, cost burden is often disproportionately concentrated among the most vulnerable members of the community.

**Table 22: Cost Burdened Households by Tenure and Type**

Household (HH) Type		Extremely Low	Very Low	Low	Moderate/ Above Moderate	Total
<b>Renters</b>	Seniors (62 and over)	76.0%	78.3%	65.2%	27.1%	60.6%
	Small Related (2-4 persons)	83.9%	89.5%	64.4%	19.0%	48.9%
	Large Related (5+ persons )	100.0%	73.8%	53.8%	14.4%	50.6%
	All Other Households	74.9%	88.6%	73.8%	20.4%	56.0%
	<b>Total Renters</b>	<b>80.1%</b>	<b>85.7%</b>	<b>65.5%</b>	<b>20.1%</b>	<b>53.5%</b>
<b>Owners</b>	Seniors (62 and over)	71.6%	52.9%	33.1%	11.8%	28.5%
	Small Related (2-4 persons)	89.5%	63.9%	63.0%	18.0%	27.8%
	Large Related (5+ persons)	27.3%	3.5%	33.3%	16.5%	18.3%
	All Other Households	45.3%	54.5%	78.2%	27.4%	37.7%
	<b>Total Owners</b>	<b>69.0%</b>	<b>52.1%</b>	<b>48.2%</b>	<b>16.9%</b>	<b>28.4%</b>
<b>All HH</b>		<b>76.8%</b>	<b>73.6%</b>	<b>57.8%</b>	<b>17.9%</b>	<b>40.0%</b>

Source: 2013-2017 HUD, Comprehensive Housing Affordability Strategy Data (CHAS), based on 2013-2017 American Community Survey.

Housing cost burden is a significant problem in Ventura, where many households pay a substantial portion of their income for housing. The problem is particularly severe for renters. According to CHAS, an estimated 16,267 Ventura households overpaid for housing between 2013 and 2017, representing 40 percent of all households (**Table 22**). Of these households, 10,058 (62 percent) were renters and 6,209 (38 percent) were owners. Approximately 54 percent of all renters and 28 percent of all owners overpaid for housing. As mentioned above, vulnerable and special needs populations, may be disproportionately affected by cost burdens. **Table 22** shows that, elderly renter-households experience cost burdens at the highest rate (61 percent), compared to all renters (54 percent), all owners (28 percent) or the City overall (40 percent).

CHAS also indicates that 5,904 lower income renters and 2,099 lower income owners were cost burdened. These figures represent 83 percent of lower income renters and 60 percent of lower income owners, respectively. Therefore, over 75 percent of all lower income households were cost burdened.

## 2. Future Housing Need

### *Overview of the Regional Housing Needs Assessment*

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the eight-year period from June 30, 2021 to October 15, 2029. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) and approved by HCD in March 2021. The future need for housing for the region is determined primarily by the forecasted growth in households and existing needs due to overcrowding and cost burden. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. The sum of these factors – household growth, vacancy need, and replacement need – determines the projected

construction need for the region. SCAG then took into account such as transit accessibility (high quality transit areas (HQTAs) population) and job accessibility, among other factors, to allocate a share of the region's housing needs to each jurisdiction in the region. The housing need is distributed among four income categories on the basis of the County's income distribution, with adjustments to avoid an over-concentration of lower income households in any community.

#### 2021-2029 Ventura Growth Needs

The total housing growth need for the City of Ventura during the 2021-2029 planning period is 5,312 units. This total is distributed by income category as shown in **Table 23**.

<b>Table 23: Ventura's Share of Regional Housing Needs</b>		
<b>Income Level</b>	<b>RHNA</b>	<b>% RHNA Allocation</b>
<b>Very Low (30%)<sup>1</sup></b>	1,187	22.3%
<b>Low (50%)</b>	865	16.3%
<b>Moderate (80%)</b>	950	17.9%
<b>Above Moderate (120%)</b>	2,310	43.5%
<b>Total</b>	<b>5,312</b>	<b>100.0%</b>
<sup>1</sup> City has a RHNA allocation of 1,187 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Assuming an even split, the City's RHNA allocation of 1,187 very low income units may be divided into 593 very low and 594 extremely low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category. Source: Southern California Association of Governments (SCAG), 2020.		

As previously stated, the City's Housing Element must demonstrate the availability of sufficiently zoned land to meet these planning targets. Zoning to meet the needs of lower and moderate income households must be of sufficient density on specified parcels and with reasonable development standards to encourage and facilitate development affordable to these groups. Fulfillment of this test of zoning and development standards constitutes the provision of "adequate sites" to address the RHNA.

## E. Coastal Zone Housing

California Government Code (§65588) requires that the Housing Element update take into account any low- or moderate-income housing provided or required in the Coastal Zone pursuant to Section 65590 (the Mello Act ). State law requires that jurisdictions monitor the following:

1. Number of new housing units approved for construction in the Coastal Zone (after January 1, 1982);
2. Number of housing units for low- or moderate-income households required to be provided in new housing within the Coastal Zone or within three miles of the Coastal Zone;
3. Number of existing housing units occupied by low- or moderate-income households that have been authorized for demolition or conversion since January 1, 1982; and
4. Number of housing units for low- and moderate-income households required for replacement either within the Coastal Zone or within three miles of the Coastal Zone.

Table 24: Coastal Zone Housing Units	
	Units
Number of new units approved for construction in the Coastal Zone after January 1, 1982:	2,860
Number of new units for low and moderate income households required to be provided either within the coastal zone or within three miles of it:	606
Number of units occupied by low and moderate income households and authorized to be demolished or converted:	224
Number of units for low and moderate income households required either within the coastal zone or within three miles of it in order to replace those demolished or converted:	320
Source: City of Ventura, April 2021.	

In order to receive a demolition or a conversion permit, the request must comply with the Mello Act. The City examines any Coastal Zone development that entails the demolition or conversion of residential units that are not categorically exempt from the California Environmental Quality Act (CEQA). A property that is determined to be a public nuisance or is an owner-occupied, single-family dwelling, is not examined in accordance with the Mello Act. All other types of projects are evaluated.

**Table 25** documents residential development activity in Ventura's Coastal Zone between January 2013 and April 2021, including the number of affordable housing units built in the City within three miles of the Coastal Zone. The level of development activity was determined by examining City/County Housing Change Reports, which are prepared monthly to monitor the number of housing units added or subtracted from the City's housing stock.

Table 25: Ventura's Coastal Zone Residential Development January 2013 to April 2021		
	Within Coastal Zone	Within 3 Miles
<b>New Units Built</b>		
Low and Moderate Income Units Built	163	445
Low/mod units required	--	--
<b>Units Demolished or Converted</b>		
Low and Moderate Income Units	--	180
Replacement Units Required	--	320
Source: City of Ventura, July 2021.		

Between January 2013 and April 2021, 139 new deed-restricted affordable units (39 very low, 85 low and 15 moderate) have been built in the Coastal Zone or within a three-mile radius. These units the Riverside Apartments, Castillo Del Sol, Sondermann Ring (Portside) and the Willet Ranch project.

The City has therefore complied with the requirements of the Mello Act. To ensure continued compliance, the City will continue to monitor residential development activities in its coastal zone.

# 3. Housing Constraints

*The provision of adequate and affordable housing opportunities is an important goal of the City. However, there are a variety of factors that can work to encourage or constrain the development, maintenance, and improvement of the housing stock in Ventura. These include market mechanisms, government codes, and physical and environmental constraints. This section addresses potential market, governmental, and environmental constraints to housing in Ventura.*

## A. Market Constraints

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment and production. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address these constraints.

### 1. Cost and Availability of Land

The availability and cost of vacant land is a primary component impacting the cost of housing development. Additionally, raw land may require on- and off-site improvements to provide necessary services (i.e. utilities) to the site, adding to the cost of development.

The diminishing supply of residential land combined with a high demand for such development keeps land costs high in most Ventura County communities, particularly near the coast. A survey of vacant lots listed for sale on Zillow was conducted in June 2021 and found that there were a total of 19 lots listed for sale within the City of Ventura. The average cost of vacant land in Ventura was \$59 per square foot<sup>7</sup>. The price per square foot varied greatly, ranging from just \$1.10 up to \$210 per square foot, depending on lot size, location, whether the lot had approved entitlements, and whether the lot had ready access to utilities.

### 2. Timing and Density

The market can also constrain the timing between project approval and requests for building permits. In Ventura, the average time between project approval and request for building permit is typically at least six months. Many factors can influence the timing, such as the project applicant's timely response to questions and corrections or ability to secure construction financing. Another trend is the project applicant's intent to build or just to sell the property at a higher price with the approved entitlement.

The majority of the housing construction in Ventura in recent years has been multi-family/mixed use construction, much of which utilizes the density bonus provisions. In many of the areas identified for growth in the 2005 General Plan, the City has form-based codes that do not have density ranges, in which case allowed building heights are the main determinant of density. Overall, the City has not experienced a significant trend of developing below the allowable density or allowed building heights. However, occasionally projects in zones with established maximum allowable density have been approved at lower densities (Table 26). The Housing Element includes a program action to consider minimum target densities. Development below the target densities would be required to pay an in-lieu fee.

---

<sup>7</sup> Zillow.com, For Sale Listings for Vacant Lands in Ventura. Accessed June 16, 2021.

**Table 26: Projects Approved or Constructed at Lower Than Maximum Allowable Density**

Project Name	Project Status	Date Approved	Zone	Maximum Allowable Density	Density Achieved (Rounded Down)
The Tides	Approved	20200611	R-1-1Ac <sup>1</sup>	18-54	40
Cairns Subdivision	Approved	20200624	R-1-1Ac	7	3
Voelker Property	Approved	20190619	R-2	14	5
Kellogg St Apartments	Approved	20190821	R-3-1	18-54	38
Rothman On Sheridan Wy	Approved	20200813	R-3-5	18-54	34
Westview Village, Phase 1	Construction Complete	20151216	R-3-5	18-54	23
Westview Village, Phase 2 and 3	Under Construction	20151216	R-3-5	18-54	32

<sup>1</sup> Project used R-3 regulations

### 3. Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct per unit than single-family homes. However, there is wide variation within each construction type, depending on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others. According to a survey conducted by the National Association of Home Builders, the average cost to build a single-family home was \$297,000 in 2019 and construction costs comprised an average of 61 percent of the sales price of a home<sup>8</sup>. It should be noted that this is a national survey and costs may vary locally; however, the survey does show that construction costs have a large impact on home prices because they comprise a majority of the sales price. The City has no influence over materials and labor costs, and the building codes and development standards in Ventura are not substantially different than most other cities in Ventura County. Therefore, construction costs are not a unique constraint in the City of Ventura.

A reduction in construction costs may be achieved with a reduction in amenities and/or the use of lower quality building materials (above a minimum acceptability for health, safety, and adequate performance). In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Similarly, the per unit cost of construction tends to decrease as the number of units being built increases because developers can benefit from economies of scale.

### 4. Mortgage and Rehabilitation Financing

The ability of prospective homebuyers to obtain a mortgage can be a potential constraint for households seeking to purchase a home. The lending practices of the early 2000s allowed wide availability of financing; however, it led to many households obtaining mortgages with variable interest rates that they ultimately could not afford. After the market crash and subsequent recession, stricter regulations were put in place to govern lending activity. While tighter regulations may make it more difficult for some

<sup>8</sup> National Association of Home Builders, [2019 Construction Cost Survey](#).



homebuyers to obtain financing, they are necessary to prevent predatory lending practices and situations where homebuyers are locked into mortgages that they cannot afford.

Table 27 provides information on the availability of financing by providing the approval rate for home loan applicants in the Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area (MSA) by income level. Overall, 66 percent of applications for loans were approved and 15 percent were denied. As shown, the approval rate increases as income level increases and the denial rate decreases as the income level increases. Therefore, households with lower incomes may have a greater difficulty obtaining mortgages than higher income households, as may be expected.

<b>Table 27: Disposition of Home Loans by Income for Ventura County (2019)</b>				
<b>Income Group<sup>1</sup></b>	<b>Total Applications</b>	<b>Approved<sup>2</sup></b>	<b>Denied</b>	<b>Other<sup>3</sup></b>
< 50% of AMI	2,938	48%	29%	23%
50-79% of AMI	5,485	59%	21%	20%
80-99% of AMI	2,669	65%	16%	18%
100-119% of AMI	7,975	68%	14%	19%
> 120% of AMI	21,431	70%	11%	4%
<b>Total</b>	<b>40,498</b>	<b>66%</b>	<b>15%</b>	<b>11%</b>
Notes:				
1. For this Table, AMI is the median income for the metropolitan statistical area (MSA) as provided by the FFIEC and may differ from the AMI designations utilized elsewhere in the Housing Element.				
2. "Approved" includes loans approved by the lenders whether or not they were accepted by the applicants.				
3. "Other" includes loan applications that were either withdrawn or closed for incomplete information.				
Sources: Federal Financial Institutions Examination Council (FFIEC), MSA/MD Aggregate Report, 2019.				

Interest rates can also impact a household's ability to purchase a home. Specifically, when interest rates are low, a household may be able to afford the monthly payment for a larger loan amount while they may be able to afford less when interest rates are high. The COVID-19 pandemic beginning in 2020 has impacted mortgage financing because the Federal Reserve has kept interest rates low, leading to historically low mortgage rates. As of June 2021, mortgage rates for a 30-year fixed rate mortgage were below three percent.

While interest rates impact the home price that a household can afford, the need to provide a down payment may pose a more significant barrier to many households in the region. Lending institutions typically require at least a 10 percent down payment for a conventional fixed-rate mortgage. With the high cost of housing in the region, some households, particularly first-time homebuyers, may not be able to save the amount needed to provide the required down payment.

### *Foreclosures*

The housing market crash and subsequent recession led to high rates of foreclosure throughout the country. In the City of Ventura, there were a total of 2,066 foreclosures between 2007 and 2018, with the annual number of foreclosures peaking in 2008 at 468<sup>9</sup>. This number has dropped steadily and in 2018 there were just ten foreclosures in the City. However, the full impacts of the pandemic are unknown at this time. Evictions and foreclosures may rise as many of the State and federal protections begin to expire.

<sup>9</sup> SCAG 2019 Local Profile for City of San Buenaventura, CoreLogic/DataQuick, 2002-2018.

## B. Governmental Constraints

Local policies and regulations can impact the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other issues may present constraints to the maintenance, development and improvement of housing. State policies and regulations can also impact housing, though this section discusses potential governmental constraints in Ventura.

### 1. Transparency in Development Process

To increase transparency and certainty in the development application process as required by law, the City posts planning and development regulations and resources online:

- General Plan and other planning documents:  
<https://www.cityofventura.ca.gov/226/Community-Development>
- Development application forms and materials:  
<https://www.cityofventura.ca.gov/2040/Application-Materials-and-Forms>
- Zoning Code:  
[https://library.municode.com/ca/san\\_buenaventura/codes/code\\_of\\_ordinances](https://library.municode.com/ca/san_buenaventura/codes/code_of_ordinances)
- Permit Services: <https://www.cityofventura.ca.gov/1854/Permit-Services>

### 2. Land Use Controls

The vision, goals, and policies for Ventura's land use development and urban form are contained in the Land Use Element of the General Plan, entitled *Our Well Planned and Designed Community*. The Land Use Element was adopted in 2005 as part of a comprehensive update to the General Plan, though the 2005 update does not apply to most of the Coastal Zone because the City did not comprehensively update the Local Coastal Program. The regulations contained in the City's Zoning Ordinance and Specific Plans are the means by which the goals and policies of the Land Use Element are implemented.

#### *General Plan Land Use Element*

The Land Use Element establishes the amount and distribution of land allocated for different uses. **Table 28** summarizes the five land use designations which allow for residential development. These land use designations emphasize the development of "neighborhoods" as opposed to separate land uses and include residential, commercial and mixed-use zoning districts as determined by the Zoning Ordinance or Specific Plans.

**Table 28: Ventura General Plan Land Use Designations**

Land Use Designation	Density (units per acre)	Residential Types & Characteristics	Acreage
Neighborhood Low	0 to 8	Detached houses with some attached units in a small mix of building types. Predominantly residential, with opportunity for limited neighborhood services.	5,106
Neighborhood Medium	9 to 20	Mixture of detached and attached dwellings and higher building types. Predominantly residential with small scale commercial at key locations.	1,051
Neighborhood High	21 to 54	Broader mix of building types, primarily attached. Mix of residential, commercial, office, and entertainment that include mixed-use buildings.	324
Commerce	Varies <sup>1</sup>	Wide range of building types from 2 to 6 stories that houses a mix of functions, including commercial, entertainment and housing.	1,164
Downtown Specific Plan	21 to 54	Includes characteristics of both Neighborhood High and Commerce depending on location within Specific Plan.	361
Notes: 1. Residential density in the Commerce designation is not defined and is intended to be dependent on the context. Source: City of Ventura General Plan, Our Well Planned and Designed Community, 2005.			

The City is currently undergoing a comprehensive General Plan update, anticipated to be completed by the first half of 2023. The City anticipates the residential capacity will be increased, likely allowing residential uses in more sites. However, at the time of the preparation of the Housing Element it is not known by how much or where capacity will be increased. The sites inventory in this Housing Element includes sites not likely to change with the General Plan update. These sites are adequate to meet the City's RHNA. The Housing Element, on a separate track due to the statutory deadline, will be reviewed for consistency with the General Plan Update.

### *Zoning Ordinance*

Division 24 of the Ventura Municipal Code contains the City's zoning regulations. There are seven residential zones along with six other zones (commercial, mixed use, agricultural) that allow for residential development, as summarized in **Table 29**. Additionally, there are several transect zones within Specific Plans and special Development Code areas which allow for residential development as discussed below. The standards for development within each of these zones is discussed later in this section.

Table 29: Zones Allowing Residential Uses		
Zoning Designation		Max. Density (units per acre)
R-1	Single Family	7
R-1-B	Single Family Beach	13
R-2	Two Family	14
R-2-B	Two Family Beach	27
R-3	Multiple Family	18 to 54
MHP	Mobile Home Park	14
R-P-D	Residential Planned Development	30
C-1	Limited Commercial	27 <sup>2</sup>
C-1A	Intermediate Commercial	27 <sup>2</sup>
C-2	General Commercial	27 <sup>2</sup>
MXD/HMXD	Mixed-Use/Harbor Mixed-Use	27 <sup>2</sup>
CMXD	Coastal Mixed Use	30
A	Agricultural	NA <sup>1</sup>
<b>Transect Zones</b>		
T3	Sub-Urban	NA
T4	General Urban	NA
T5	Urban Center	NA
T6	Urban Core	NA
Notes:		
1. Residential uses are limited to single family residences, caretaker's residence, and farmworker housing. Minimum lot size is 40 acres.		
2. Buildings/lots with mixed-use have no density limit beyond what the GP designation allows.		
Source: City of Ventura Zoning Ordinance, 2020.		

### Form-Based Code and Transect Zones

While a majority of the City's land area is zoned to implement a traditional Euclidean land use and zoning system, the City implements a form-based code in some areas, including the Downtown Specific Plan, Midtown Corridors, Saticoy & Wells Community, and the Victoria Avenue Corridor. The form-based code system utilizes transect zones to represent the level of development intensity on a range from rural to urban, with the T1 (Natural) zone being the most rural and the T6 (Urban Core) zone having the highest intensity of development. The areas of the City utilizing the form-based system are currently limited to the T3 through T6 zones, as shown in **Table 29**.

A unique feature of the form-based code is the absence of minimum or maximum densities. Instead of density expressed in units per acre, the code defines what could be described as an "effective" building envelope for each individual project, based on building type, building placement, height, massing and articulation requirements, and parking placement requirements. Feasible densities will to a large extent be determined by building height, effective coverage, and mixed-use requirements, which vary by zone. The tallest buildings (up to 6 stories and 75 feet tall) are allowed in the Midtown and Victoria Corridor Development Codes. The number of residential units in a project is limited only by the "effective" building envelope. Market forces will influence the mix of uses within the building and the size and type of the

residential units offered. The City of Ventura Zoning Ordinance does not specify a minimum unit size. While the ratio of residential to non-residential development may vary from project to project, the City's form-based codes will be effective in promoting residential development in mixed-use projects. The form-based codes are specifically designed to promote healthy neighborhoods with a variety of housing types.

#### *Downtown Specific Plan*

The Downtown Specific Plan Area encompasses approximately 514 acres and is bounded generally by the Pacific Ocean to the south; the foothills to the north; State Highway 33 to the west; and San Jon Road to the east. The City originally adopted a Specific Plan for the Downtown area in 1993 to provide a strategy to increase the Downtown's vitality as a civic center for the community through integration of more housing, cultural facilities, and a closer visual and physical connection with the beach and shoreline. In 2007, the City adopted the updated Downtown Specific Plan which implements a form-based code that regulates the shape and form of the built environment in a prescribed way that emphasizes a compact, walkable and mixed-use environment. One of the major goals of the Plan is to provide high-quality, urban housing for a diverse range of income levels. The Specific Plan also emphasizes the need to facilitate production of a range of housing types that meet the diverse needs of the community.

As discussed in the previous section, there are not density standards set forth in the Downtown Specific Plan. The General Plan land use designation for the Downtown area is "Downtown Specific Plan" with a density range of 21 – 54 units per acre; however, the Specific Plan recognizes a total density within the boundary of the planning area. As shown in Table 31, multi-family or mixed use projects over the last planning period (2013-2021) are generally at the higher end of this range, with some exceeding 54 units per acre.

The unspecified density of the form-based code raises an issue regarding the applicability of state density bonus law. To resolve this issue, the City has revised the policy that density bonus in the form-based code areas will be linked to the density limits contained in the Land Use Element of the General Plan, or as identified in an adopted Specific Plan.

Other features of the Specific Plan such as the reduction and phased elimination of parking requirements in the Urban Core could accelerate redevelopment, promote higher densities and result in lower construction costs—significantly contributing to overall housing affordability. All multi-family development in the Specific Plan area is permitted by right. In addition, environmental clearance has already been completed as part of the Specific Plan Environmental Impact Report (EIR), thereby reducing the level for environmental (CEQA) review via tiered analysis on most new residential projects.

Redevelopment within the Downtown Specific Plan Area has continued over the previous planning period, with seven mixed-use projects constructed, approved, or under review, totaling 401 residential units.

### **3. Residential Development Standards**

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. It sets forth the City's specific residential development standards, which are summarized in **Table 30**. This remainder of this section discusses the City's development standards in further detail.

**Table 30: Residential Development Standards**

Zone	Min. Lot Area (sq. ft.)	Max. Building Coverage (%)	Max. Building Height (ft./stories)
R-1	6,000-43,560	35	30/2.5
R-1-B	3,200	40	30/2.5
R-2	6,000	60	30/2.5
R-2-B	3,200	60	30/2.5
R-3	6,000	60	45/3
MHP	3,010	75 <sup>1</sup>	30/2.5
R-P-D	None <sup>2</sup>	None <sup>2</sup>	30
C-1	None <sup>3</sup>	None <sup>3</sup>	45/3
C-1A	None <sup>3</sup>	None <sup>3</sup>	75/6
C-2	None <sup>3</sup>	None <sup>3</sup>	75/6
MXD	None <sup>3</sup>	None <sup>3</sup>	75/6
CMXD	None	None	35
HMXD	None	35	45/3
A	40 acres	50	35
Form Based Zones			
Max. Building Height			
Downtown Specific Plan			
T4.1	2 stories for primary building, 20% of footprint may be 3 story		
T4.2	2 stories for primary building, 40% of footprint may be 3 story		
T4.3	3 stories for primary building, 15% of footprint may be 4 story		
T4.3.5	4 stories for primary building, 40% of footprint may be 3 story		
T4.4	2 stories for primary building, 40% of footprint may be 3 story		
T5.1	3 stories for primary building, 25% may be 4 story		
T6.1	4 stories for core area, 20% of footprint may be 5 story <sup>4</sup>		
Midtown Corridors Development Code			
T4.5	3 stories to parapet or ridgeline for primary building, 40 feet flat roof and 45 feet sloping roof <sup>5</sup> Residential Overlay - two story limits, 30 feet flat, 35 feet sloped		
T5.2	6 stories to parapet or ridgeline for primary building, 70 feet flat roof and 75 feet to roof ridge <sup>5</sup> Residential Overlay Two – three story limit, 40 feet flat, 45 feet sloped Intersection Height Overlay Three – 4-story limit, 50 feet flat, 55 feet sloped		
Victoria Ave. Corridor Development Code			
T4.5	45 feet/3 stories for primary building		
T4.8	75 feet/6 stories for primary building <sup>6</sup>		
T4.9	75 feet/6 stories for primary building <sup>6</sup>		
T5.3	75 feet/6 stories for primary building <sup>6</sup>		
Saticoy & Wells Community Plan			
T3.3	2 stories, 28 feet to ridgeline for primary building		

**Table 30: Residential Development Standards**

Zone	Min. Lot Area (sq. ft.)	Max. Building Coverage (%)	Max. Building Height (ft./stories)
T4.10	3 stories, 40 feet parapet or 45 feet to ridgeline for primary building,		
T5.4	4 stories , 48 feet to parapet or 53 feet to ridgeline for primary building		
Notes:			
1. Maximum coverage per mobile home space.			
2. None, but the City may specify such standards for a particular site as a condition of approval of a planned development permit.			
3. None if the lot is not used exclusively for residential purposes; for buildings/lots used exclusively for residential, standards for the R-3 zone apply.			
4. Primary buildings in T6.1 Fringe and Tapered not to exceed 3 stories (25% of footprint may be 4 story).			
5. Residential Overlay (1) and (2) apply in certain areas, see MCDC.			
6. Bulk reduction of 10-20% required above the 4 <sup>th</sup> floor			
Source: City of Ventura Zoning Ordinance, 2021; Downtown Specific Plan, 2014; Saticoy & Wells Community Plan, 2009.			

### Density

The maximum density permitted, defined in terms of the number of dwelling units per acre, varies by zone (see **Table 29**). Outside of form-based code areas, the maximum density ranges from 7 units per acre in the R-1 zone to 54 units per acre in the high density R-3 zone. The City also permits high density (R-3) uses in the C-1, C-1A, and C-2 zones with a density of 27 units per acre subject only to design review. The Zoning Code also establishes a mixed-use district (M-X-D), which allows housing to be developed at a density of 27 units per acre.

While the Zoning Ordinance establishes maximum densities for non-form-based areas of the City, it is important to ensure that other development standards, such as height or parking requirements, do not limit the actual achievable density. Form-based coding does not focus on density; but the form-based codes provide predictable building forms that have accommodated higher density.

Table 31 provides a summary of mixed use development over the previous planning period. Between 2013 and 2021, the City has either approved or is currently reviewing a total of 17 mixed-use developments. Within the Downtown Specific Plan, the achieved density was typically over 37 units per acre. In other areas governed by a form-based code, a range of densities can be achieved depending on type of housing, but generally above 20 units per acre. In areas governed by a traditional development standards (including maximum density limits), most mixed-use projects reached 29 units per acre or above. These projects show that the form-based standards within the Downtown Specific Plan area has been successful in achieving higher densities. It is also notable that many of the project sites within the Downtown area were less than one acre in size, exhibiting that larger lot sizes are not necessary to achieve higher density development under these standards.

**Table 31: Ventura Mixed Use Projects (2013-2021)**

Address	Zone	Density (du/ac)	Lot Size (ac)	Commercial S.F.	Residential S.F.	Residential Units	% Residential
<b>Downtown Specific Plan</b>							
Thompson Blvd. & Ventura Ave.	T4.3	60.5	2.3	6,142	103,856	138	94%
299 E. Main St.	T6.1	48.0	0.5	3,850	33,066	24	90%
11 S. Ash St.	T4.1	37.5	0.4	10,191	20,892	15	67%
275 S. Laurel St.	T5.1	56.8	0.8	6,384	53,903	46	89%
1028 E. Front St.	T5.1	37.0	1.2	6,552	44,245	44	87%
11101 Carlos St.	T4.1	26.9	1.6	1,200	52,057	43	98%
<b>Other Form-Based Code Areas</b>							
2170 E Main St.	T4.5	20.4	0.5	5,687	19,563	10	77%
1571 E. Main St.	T4.5	9.1	0.3	2,214	1,556	3	41%
1342 E Thompson Blvd.	T4.5	29.6	0.3	2,100	7,214	8	77%
1718 E. Main St.	T4.5	23.7	0.4	1,044	10,387	9	91%
2200 E Main St.	T4.5	32.8	0.8	3,628	29,257	26	89%
<b>All Other</b>							
Anchors Way & Navigator Dr.	HC	14.3	21.0	21,300	284,181	300	77%
Johnson Dr. & Northbank Dr.	CPD	38.1	8.0	5,000	403,534	306	99%
2055 N. Ventura Ave.	MXD	21.1	5.9	10,000	156,031	125	94%
1350-1490 N. Ventura Ave.	C-2	28.6	1.4	1,370	43,193	40	97%
1995 N. Ventura Ave.	MXD	31.6	2.5	1,779	79,552	80	98%
11114 Darling Rd.	SP <sup>1</sup>	41.3	1.1	2,100	46,227	45	95%
Notes: 1. SP = Saticoy Village Specific Plan Source: City of Ventura, Community Development Department, 2021.							



### *Lot Size, Lot Coverage, and Building Height Standards*

Through the Zoning Code, the City has also established regulations for minimum lot size, maximum lot coverage, and maximum building height. These standards have the potential to impact the size of structures which are permitted to be built and therefore, the number of units on a particular site.

Within the City's residential zones, minimum lot area ranges from one acre down to 3,200 square feet. While the R-1 residential zone has minimum lot areas that can be up to one acre (43,560 square feet), this is not considered a constraint for future development in the City as there are only about 20 developable R-1 sites remaining. In addition, none of the subdivisions completed in the City recently have been in R-1 zones. Maximum lot coverage requirements increase incrementally, consistent with the corresponding increase in density. In the residential zones, the maximum building height is 30 feet and 2.5 stories in all residential zones, except for the R-3 zone, which allows heights up to 45 feet and three stories. Allowable heights are greater in the City's commercial districts and in some of the transect zones, as shown in **Table 30**.

Generally, Ventura's residential development standards are comparable to those of the nearby cities of Oxnard and Santa Paula, including minimum lot area (per unit) and height standards. For example, the maximum building height of 45 feet in Ventura's R-3 zone is identical to that in the R-4 zone in Oxnard and Santa Paula.

Development standards in the areas governed by a form-based code (Downtown, Midtown Corridors, etc.) do not prescribe minimum lot size or maximum lot coverage. Instead, standards are focused on building placement and/or setbacks, height, parking requirements, parking placement, and building types. The fine-grained approach of the form-based code is intended to enhance the public realm and promote contextual development. **Program 18 (Infill First Strategy) in the Housing Element proposes to increase allowed heights for residential use in the form-based code areas.**

### *Parking Requirements*

Outside the Downtown Specific Plan area, the City's parking requirements for residential districts vary by housing type and anticipated parking needs, as illustrated in **Table 32**. All newly constructed single-family homes are required to provide a two-car garage. Homes built prior to March 15, 1965 are only required to have one garage space. For multi-family rental units, one covered space is required for a one-bedroom unit and two spaces (one covered) are mandated for units with two or more bedrooms. Condominium projects are required to provide 2.5 spaces per unit, two of which must be in a garage. For all multi-family projects and mobile home parks, guest parking is required at the rate of 0.25 spaces per unit. These parking standards are generally consistent with other jurisdictions in the region and do not unduly constraint the development of housing. **Program 24 (Affordable Housing Overlay) in the Housing Element will establish incentives to facilitate affordable housing. Incentives such as reduced parking will be considered.**

Table 32: Residential Parking Requirements	
Type of Development	Required Parking
Single Family; Mobile Home; Two Family; and Residential Care (all zones except R-1-B & R-2-B zones)	Units built after March 15, 1965: 2 enclosed spaces per unit Units built before March 15, 1965: 1 enclosed space per unit
Single Family Residence; Mobile Home; Two Family; and Residential Care (R-1-B & R-2-B zones)	2 enclosed spaces per unit
Small and Large Multi-Family	1-bedroom units: 1 space per unit 2 or more bedroom units: 2 spaces per unit Guest parking: 0.25 spaces per unit *1 space per unit shall be within a garage or carport
Condominiums	2.5 spaces per unit, 2 of which shall be within a garage Of the total spaces provided, 0.25 per unit shall be maintained as guest parking.
Mobile Home Parks	2 spaces per unit Guest parking: 0.25 spaces per unit 1 space for each 300 sq. ft. of gross floor area of community and recreational buildings
Downtown Specific Plan Area	
Residential (Single Family and Multi-Family)	1 space per 1,500 sq. ft. of floor area
Single Room Occupancy Units	None required.
Sources: City of Ventura, Zoning Ordinance, 2021; City of Ventura Downtown Specific Plan, 2014.	

Within the Downtown Specific Plan area, parking requirements are simplified to require one space per 1,500 square feet of floor area for all residential uses, with the exception of single room occupancy projects. Single room occupancy units require no parking.

Additionally, the City implements the Downtown Parking Management Program (DPMP) within the Specific Plan area. The DPMP was developed on the premise that parking is not an end in itself, but a means to achieve broader community goals by leveraging existing assets. The DPMP is a comprehensive program that adjusts economic incentives to more effectively utilize on-street parking, existing off-street parking, and transit resources while removing unnecessary parking requirements which act as a disincentive to redevelopment in the downtown area.

In the City's downtown area, parking approvals are discretionary actions that, if granted, authorize alternative arrangements for required off-street parking in instances where it is not practical to provide all required off-street parking spaces on the subject site. These discretionary permits require consistency with the City's General Plan. For projects outside of the Downtown, a variance is required to reduce the number of required off-street parking spaces.

#### *Flexibility in Development Standards*

The City offers various mechanisms to provide relief from development standards that are typically required of all residential projects under the Zoning Ordinance. These mechanisms include mixed-use

development provisions, the Residential Planned Development (R-P-D) designation, the density bonus program, and the Variance process.

#### Mixed-Use Development

The City's Land Use Element encourages a mix of uses in several locations, including areas designated for Planned Mixed-Use Development and Harbor Related Mixed-Use under the Land Use Element. In terms of zoning, mixed-use developments are permitted in the C-1, C-1A, C-2, MXD, HMXD, and CMXD zones. Additionally, they are permitted within the Downtown Specific Plan area and other areas of the City governed by a form-based code. The Downtown, in particular, is where the City is most interested in promoting density and mixed-use developments with integrated commercial and residential uses. To provide an incentive for mixed-use development, the City has established shared parking provisions and less restrictive parking standards in the Downtown area for mixed-use projects as set forth in the DPMP discussed in the previous section.

Mixed-use development is especially beneficial and appropriate for communities that lack vacant residential land, creating the opportunity for new housing through infill development and decreasing housing costs through shared amenities and parking. Mixed-use development also reduces the reliance on automobile trips, conserving energy as well as saving money for residents of mixed-use developments.

The City has been successful in attracting mixed-use development to the City, with a total of 17 projects constructed, approved, or under review since 2013, including seven projects within the Downtown Specific Plan.

#### Residential Planned Development

The Residential Planned Development (R-P-D) zone was created for large land areas that can be planned, zoned, developed and administered as individual, integrated communities, without the complexity of a Specific Plan. Each planned community is intended to be developed in such a way that takes maximum advantage of its unique location, environment, and physical features. The Zoning Ordinance does not establish minimum lot area or maximum building coverage requirements for the R-P-D zone. Instead, the City has the discretion of specifying such standards for a particular site as a condition of approval of a planned development permit. Limiting factors in the R-P-D district related to height and density limit its usage for high density projects.

While the R-P-D regulations still exists in the City's zoning ordinance, the regulations are no longer used for new development. Existing properties in this zone have already been developed.

#### Variance Process

The City's Zoning Ordinance provides a process for an applicant to obtain a variance from certain standards, such as building setback, height, and parking requirements. Variances are a discretionary permit reviewed and approved by either the Community Development Director or Planning Commission, depending on the request. Chapter 24.535 includes required findings that must be made in order to approve a variance.

For the form-based code areas of the City, separate warrant and exception processes have been established and the variance process outlined above does not apply. A warrant is a deviation that would permit a practice that is not consistent with a specific provision of this code, but is justified by its ability to fulfill this code's intent while not compromising its purpose, policies and actions. Applications for warrants are reviewed and approved by the Community Development Director. An exception is a deviation that would permit a practice that is not consistent with a specific provision of this code that is critical to the furtherance of its purpose, policies and actions. Exceptions are subject to Planning Commission review and approval at a public hearing.

### On/Off Site Improvements

The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include frontage improvements, water, sewer and other utility extensions, and street construction that are reasonably related to the project. Table 33 shows the on and offsite improvement requirements by subdivision type. These improvements are not considered a constraint to development. During the stakeholder interviews for the Housing Element and Inclusionary Housing study, on- and off-site improvements have not been identified as constraints, since these are necessary improvements to service the new housing.

Table 33: On and Off Site Improvement Requirements			
Improvement Type	Subdivisions		Non-Subdivisions Apartments, Mixed-Use
	Single-Family Projects	Condominium Projects	
ON-SITE			
Frontage Improvements (curb, gutter, sidewalk, and parkway)	Required	Required	Required
Public Streets	Required depending on size of project		
Public Alleys	Required depending on size of project		
Public parks	Required depending on size of project		
Public Sewer Mains	Required depending on size of project		
Public Water Mains	Required depending on size of project		
Public Storm Drains	Required depending on size of project		
Public Street Lights	Required depending on size of project		
Private Streets		Required depending on size of project	Required depending on size of project
Private Alleys		Required depending on size of project	Required depending on size of project
Private Parks		Required depending on size of project	Required depending on size of project
Private Sewer Mains		Required depending on size of project	Required depending on size of project
Private Water Mains		Required depending on size of project	Required depending on size of project
Private Storm Drains		Required depending on size of project	Required depending on size of project
Private Street Lights		Required depending on size of project	Required depending on size of project
Undergrounding of power lines	Required	Required	
Stormwater (Quantity) - Detention	Required	Required	Required

Table 33: On and Off Site Improvement Requirements			
Improvement Type	Subdivisions		Non-Subdivisions Apartments, Mixed-Use
	Single-Family Projects	Condominium Projects	
Stormwater (Quality) - MS4 Compliance	Required	Required	Required
<b>OFF-SITE</b>			
Public Sewer Improvements	Required if downstream deficiencies exist	Required if downstream deficiencies exist	Required if downstream deficiencies exist
Public Storm Drain Improvements	Required if downstream deficiencies exist	Required if downstream deficiencies exist	Required if downstream deficiencies exist

### *Density Bonus*

Chapter 24.445 of the Ventura Zoning Ordinance sets forth the City's density bonus provisions. The City's density bonus provisions were last updated in 2013 to comply with then current state law. The provisions allow a density bonus of up to 35 percent in exchange for providing affordable units. However, state law pertaining to density bonuses has changed significantly since 2013. In 2020, the State legislature adopted AB 2345 which increased the maximum achievable density bonus from 35 percent to 50 percent for projects not comprised exclusively of affordable units. Additionally, AB 1763 was enacted in 2019, which mandated the following incentives for projects that have 100 percent affordable units:

- A maximum density bonus of 80 percent;
- Projects may include up to 20 percent of units affordable to moderate income households;
- No limitation on density and maximum height may be increased by 3 stories or 35 feet for projects within a half mile of a major transit stop;
- Projects must be allowed four incentives or concessions; and,
- Developers may request the elimination of parking requirements for projects providing supportive or special needs housing, as defined.

As discussed under Land Use Controls, Downtown Specific Plan, since there is no maximum density in areas subject to form-based codes, any density bonus will be linked to density limits contained in the Land Use Element of the General Plan, or as identified in an adopted Specific Plan.

## **4. Provision for a Variety of Housing Types**

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single-family homes, multi-family housing, accessory dwelling units, mobile homes, emergency shelters, and transitional housing, among others. Table 34 and Table 35 summarize the various housing types permitted within the various zones in the City of Ventura.

### *Single-Family Homes, Manufactured Homes, and Mobile Home Parks*

Single family homes are permitted in all of the City's residential zones, as well as some of the lower intensity transect zones (T3.3, T4.1, T4.5, and T4.10). Pursuant to State law, mobile homes placed on a permanent foundation are permitted in the same zones as stick built single family dwellings and are subject to the same development standards. The Housing Plan includes an action under Program 12 specify that manufactured homes installed on permanent foundation and meet Building Code standards

are considered a single-family structure and are similarly permitted where single-family homes are permitted as part of the Zoning Code update. According to the CA Department of Finance, there were 2,373 mobile home units in Ventura in 2020, comprising approximately 5% of the City's housing units in 2020.<sup>10</sup>

Mobile home parks are permitted in the MHP zone at a maximum density of eight units per acre, subject to approval of a planned development permit. The City adopted Rent Stabilization Ordinance for rental mobile home parks in 1971, which currently covers 1,850 rentable spaces. Subject to certain exceptions for extraordinary capital improvement expenditures, mobile home parks may only apply for rent increases once annually. The formula for calculating rent increases is complex, but the average increase is approximately five percent per year. The Ordinance has the effect of maintaining the affordability of mobile homes, particularly for seniors, who comprise the majority of mobile home park residents.

---

<sup>10</sup> California Department of Finance, E-5 Population and Housing Unit Estimates, 2020.

**Table 34: Housing Types Permitted, Non-Transect Zones**

Housing Types Permitted	R-1	R-1-B	R-2	R-2-B	R-3	MH P	R-P-D	C-1/ C-1A/C-2	M-X-D	HMXD/ CMXD	A
Single-Family	P	CDP	P	CDP	P		PD	P	PD	CDP <sup>4</sup>	P
Two-Family			P	CDP	P		PD	P	PD	CDP	
Small Multi-Family					P		PD	P	PD	CDP	
Large Multi-Family					PD		PD	PD	PD	CDP	
Condominiums			P <sup>3</sup>	PD	P <sup>3</sup>		PD	PD	PD	CDP	
Caretaker Housing											U
Accessory Dwelling Unit	P	P	P	P	P		P				
Mobile Home Parks						PD					
Group Residential					U		U/PD	U	U/PD		
Farm Employee Housing	U										P
Residential Care <sup>1</sup>	P	P	P	P	P		PD	P	PD	CDP	
Group Care Facility <sup>2</sup>	U	U	U	U	U	U	U	U	U/PD		

P=Permitted U=Use Permit Required

PD=Permitted/New Development Subject to Planned Development Permit

CDP=Permitted/New Development Subject to Coastal Development Permit

Notes:

1. Includes licensed Group Care Facilities with 6 or fewer clients
2. Group Care Facility includes unlicensed facilities with 6 or fewer clients and all facilities with more than 6 clients. Group care facilities are also permitted in the M-1, M-2, CPD, and M-R-D zones subject to a use permit.
3. Condominium conversions require a Planned Development Permit
4. Single-family residences permitted in the CMXD zone but not the HMXD zone.

Source: City of Ventura, Zoning Ordinance, 2021.

### Multi-Family Housing

According to the CA Department of Finance, multi-family housing made up approximately 28% of the City's housing stock in 2020. The Zoning Ordinance regulates multi-family housing with three to four units as "Small Multi-Family". Small Multi-Family projects are permitted in the R-3, C-1, C-1A, and C-2 zoning districts. In addition, these developments are allowed in the R-P-D, M-X-D, CMXD, and HMXD zones, subject to a planned development or coastal development permit. Projects with five or more units are defined by the Zoning Ordinance as "Large Multi-Family". Large (5 or more units) multi-family projects are permitted in the R-3, R-P-D, M-X-D, HMXD, CMXD, C-1, C-1A, and C-2 zones, subject to a planned development or coastal development permit. The purpose of the planned development permit is to ensure that the proposed project is compatible with surrounding uses in terms of design,

construction, and operation. Condominiums are permitted by-right in the R-2 and R-3 zones and require a planned development permit in various other zones.

Within the City's transect zones, multi-family housing is not categorized by "small" or "large"; rather, the number of units is determined by other standards such as building height and building placement. Multi-family development, including rental and condominium units, are a permitted use in all of the transect zones.

To preserve the rental housing stock within the City, the City created a Condominium Conversion Ordinance, found in Chapter 24.425 of the Zoning Ordinance. The Ordinance requires findings that a proposed conversion would not adversely affect the supply and availability of rental housing in Ventura or a specific area of the City. It further requires that if the vacancy is below five percent, new rental units must be constructed by the applicant to equal or exceed the number of units proposed to be converted. Relocation assistance must also be provided to displaced residents. No condominium conversions have been processed in the current 2013-2021 planning period.

<b>Table 35: Housing Types Permitted, Transect Zones</b>							
Housing Types	Downtown SP		Midtown Corridors, Victoria Ave. Corridor, Saticoy & Wells DC				
	T4.1	T4.2; T4.3; T4.4; T5.1; T6.1	T3.3	T4.5/ T4.10	T4.9/ T5.3	T5.2	T5.4
Single-Family	P		P	P			
Multi-Family <sup>1</sup>	P	P		P	P	P	P
Accessory Dwelling Unit	P		P	P			P
Special Residential <sup>2</sup>	U	U	U	U	U	U	U
P=Permitted U=Use Permit Required							
Notes:							
1. Includes rental or condominium.							
2. Includes Group Care (all facilities serving 7 or more clients and unlicensed facilities serving 6 or less clients) and Single Room Occupancy							
Sources: City of Ventura, Zoning Ordinance, 2021; Downtown Specific Plan, 2014; Saticoy & Wells Development Code, 2009.							

### *Accessory Dwelling Units*

The Zoning Ordinance defines an accessory dwelling unit (ADU) as "an attached or a detached residential dwelling unit the application for which was made after January 1, 2017, which provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. The term ADU also includes an "Efficiency Unit" as defined in Health and Safety Code Section 17958.1 and a "Manufactured Home" as defined in Health and Safety Code Section 18007.

Currently, the City's regulations permit ADUs within the R-1, R-2, R-3 and R-P-D zones, as well as the transect zones which allow single family residential uses. Although the City last updated its regulations pertaining to ADUs in 2017, state law pertaining to ADUs has changed significantly since that time. Most recently, the State legislature adopted AB 68, AB 587, AB 881, and SB 13, all of which pertain to ADUs and became effective on January 1, 2020. Local jurisdictions must comply to the following key components of the new laws:



- ADUs are permitted in all zoning districts which allow for residential development on lots developed with residential uses and can no longer be limited to single family residential zones.
- Lots developed with a single-family residence are permitted to develop one ADU. Lots developed with multi-family units may construct up to two detached ADUs or convert portions of existing structures that are not used as livable space to create a number of ADUs up to 25 percent of the existing units (but not less than one unit).
- Jurisdictions may not prohibit the conversion of an existing structure (i.e. garage or storage area) into an ADU. Jurisdictions may not require replacement parking when such structure is converted.
- Standards regulating lot size, lot coverage, open space, etc., that have the effect of limiting ADU development are prohibited. Any standards that limit maximum size of an ADU to less than 800 square feet or 1,000 square feet for units with two or more bedrooms are prohibited.

The City will need to update its ADU provisions once again to bring it into compliance with current state regulations. This Zoning Ordinance amendment is included within the Programs section of the Housing Element. In the meantime, Planning staff utilizes the provisions of State law to review applications for ADUs rather than referring to the regulations within the Zoning Ordinance.

#### *Emergency Shelters and Low Barrier Navigation Centers*

An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis. Pursuant to SB2 of 2007, cities must estimate the number of persons within their jurisdictional boundaries in need of emergency shelter and determine whether adequate capacity currently exists to serve this need. If there is insufficient capacity, cities must identify at least one zone where emergency shelters are permitted by right. The City developed the Emergency Shelter Overlay Zone to regulate the development of emergency shelters in the Industrial (M) areas, specifically M-1, M-2, and M-P-D zones. Specific requirements for the development and ongoing operation of emergency shelters are contained in Chapter 24.437 of the Zoning Ordinance. The City's Emergency Shelter Overlay permits emergency shelters up to 55 beds each but with a provision to increase the number of beds under special circumstances. The Emergency Shelter Overlay has not established any separation requirement. Emergency shelters are also allowed on the M-X-D, Hospital (H), and Professional Office (P-O) zones.

The 2020 Point-in-Time Count estimates 386 unsheltered homeless in Ventura. The M-1, M-2, M-P-D, M-X-D, H, and P-O zones contain about 1,213 acres. The acreage per zone is as follows:

- M-1 = 224.86 Acres
- M-2 = 186.77 Acres
- M-P-D = 564.77 Acres
- M-X-D = 129.80 Acres
- P-O = 56.01 Acres
- H = 50.61 Acres

While some M-1, M-2, and M-P-D areas are located along the City's transportation corridors and with access to public transit, some M-1 and M-2 areas are developed with older industrial uses, including

warehousing. These industrial areas are far from services and could have hazardous conditions. However, opportunities exist in the Emergency Shelter Overlay, H, and P-O zones close to services to accommodate the City's unsheltered homeless.

In addition, the Victoria Avenue Corridor allows Emergency Shelters by Right. The 86-acre Victoria Avenue corridor planning area extends for approximately 1.25 miles from U.S. Highway 101 on the south to State Route (SR) 126 on the north. Existing development ranges in age from a small area of single family homes constructed in the 1950s to major commercial centers like the Montalvo Square Shopping Center, the Big-K center, and Victoria Village anchored by the 99 Cent Store. In addition to the anchor stores, these centers support a wide range of existing businesses, often chain and fast food restaurants along with a range of other retail and service commercial operations. Emergency shelters are also allowed in the Midtown Corridor with a use permit. Midtown Corridor, like Victoria Avenue Corridor, is very close to services.

AB 139, adopted by the State legislature in 2019, limits the standards that local jurisdictions may apply to emergency shelters. Per AB 139, cities may set forth standards regulating: the maximum number of beds; the size and location of onsite waiting and intake areas; the provision of onsite management; proximity to other emergency shelters, provided that shelters are not required to be more than 300 feet apart; length of stay; lighting; and, security during hours of operation. Additionally, a city may only require off-street parking to accommodate shelter staff, provided that these standards do not require more parking than what is required for other residential or commercial uses in the same zone.

Also adopted in 2019, AB 101 requires cities to permit Low Barrier Navigation Centers by right in areas zoned for mixed-use and nonresidential zones that permit multi-family uses, if the center meets certain requirements. AB 101 defines a Low Barrier Navigation Center as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." A Low Barrier Navigation Center is similar to what the Ventura Zoning Ordinance defines as an "Emergency shelter, with full supportive services"; however, this use is not currently permitted within mixed-use and nonresidential zones as required by AB 101. AB 101 is effective through the end of 2026, at which point its provisions are repealed.

In order to ensure compliance with State law, a Housing program to review and update the emergency shelter provisions of the Zoning Ordinance and add provisions relating to low barrier navigation centers has been included in the Housing Programs of the Housing Element.

### *Transitional and Supportive Housing*

Transitional housing is defined in the Zoning Ordinance as "a family residential use configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Typical uses include housing for persons in transition from homelessness to permanent housing."

By contrast, supportive housing has no limit on length of stay and is further defined by the Zoning Ordinance as "a family residential use... that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

Pursuant to SB 2 of 2007, transitional and supportive housing shall be considered residential uses that are subject only to those standards and procedures that apply to other residential dwellings of the same

type in the same zone. Therefore, the Zoning Ordinance does not contain any development or performance standards which apply specifically to these uses.

In 2018, the State legislature adopted new requirements (AB 2162), which mandate cities to permit supportive housing developments of 50 units or less, meeting certain requirements, by right in zones where mixed-use and multi-family development is permitted. Additionally, parking requirements are prohibited for supportive housing developments within one half mile of a transit stop. An amendment to the Zoning Ordinance to incorporate these new requirements has been included in the Housing Programs.

#### *Single Room Occupancy Developments*

Single room occupancy (SRO) are typically small one-room units that may have shared kitchen or bathroom facilities. SRO units can serve as a valuable source of affordable housing, particularly for formerly homeless individuals and other extremely low income individuals. SRO developments are permitted with approval of a use permit in all of the City's transect zones listed in Table 35. In order to facilitate the development of SRO projects, these developments are exempt from parking requirements within the Downtown Specific Plan area.

#### *Farmworker Housing and Employee Housing*

The City amended its Zoning Regulations to comply with the Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). Farm worker housing is defined as one or more dwelling units used exclusively for the purpose of housing farm workers and their families employed in agricultural work. The City currently permits farm worker housing by right in the Agricultural (A) zone and in the R-1 zone with approval of a use permit. The site upon which farm worker housing can be developed must be at least 40 acres in area and include an operational agricultural use. The maximum number of units that can be constructed on a 40-acre site is 12 units. For sites larger than 40 acres, a maximum of three units can be developed for each 10 acres of additional site area.

As noted previously in Section 2 – Needs Assessment, the majority of farm workers in Ventura County are non-migrant permanent and seasonal laborers. As such, the housing needs of farm workers are most appropriately addressed through the provision of permanent affordable housing, rather than migrant farm labor camps.

Farmworker housing has been a key component in a handful of development projects over the past planning period. For example, the Snapdragon Apartments Phase 1 development was funded with CDBG funds to provide units for farmworkers. Also, the Housing Authority completed its Rancho Verde and phase I of the Westview projects, which also include workforce and farmworker housing.

To provide for additional sites for migrant farm worker housing, the City has adopted policies that enable the development of farm worker housing by incorporating this objective in community plans and other coding efforts where agricultural production is within the contextual framework.

Furthermore, the Employee Housing Act requires housing for six or fewer employees be considered a single-family residential use. The Zoning Code does not currently address employee housing not associated with farmworkers. This Housing Element includes a program to review the current requirements to ensure full compliance.

## 5. Housing for Persons with Disabilities

### *Residential Care Facilities*

Residential care facilities that are licensed by the state and serve six or fewer clients are permitted by right in all residential zoning districts as well as the C-1, C-1A, and C-2 commercial districts. Residential care facilities may include housing nonmedical care for persons with physical or developmental disabilities or the elderly.

The Ventura Zoning Ordinance classifies unlicensed residential care facilities of any size and facilities serving seven or more clients as "Group Care". Group care facilities are permitted subject to approval of a use permit in all the residential zones, the C-1, C-1A, and C-2 zones, and the transect zones. The use permit is subject to approval by the Zoning Administrator if the following three findings can be made in addition to the standards findings for a use permit: 1) no over-concentration of similar facilities within 300 feet; 2) approval of a parking plan; and, 3) agreement for exterior landscaping and facility maintenance. These findings are objective and based on established performance standards in the Municipal Code and therefore, have not been a constraint to the development of these use types. According to the State Community Care Licensing Division, there are a total of 27 licensed facilities within the City serving both adults ages 18 to 59 and elderly clients, with a total capacity of 1,323 persons. Nevertheless, the City will study best practices for regulating large residential care facilities and amend the Zoning Code to address potential constraints (Program 19: Transitional/Supportive Housing, Emergency Shelters, and Group Care facilities).

### *Definition of Family*

Sec. 24.110.720 of the Zoning Ordinance defines "family" as "An individual or two or more persons living together as a single household unit in a dwelling unit, including any group of persons residing in a facility defined or treated under state or federal law as a residential use by a single family, provided that "group care" uses as defined by this zoning ordinance are not included within this definition."

This definition is consistent with current law in that it does not define marriage in terms of blood relation or number of people and, therefore, does not pose a constraint to housing for persons with disabilities.

### *Reasonable Accommodation Procedures*

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Reasonable accommodations may include, but are not limited to, setback area encroachments for ramps, handrails, or other such accessibility improvements; hardscape additions, such as widened driveways, parking area or walkways that would not otherwise comply with required landscaping or open space area provisions; and building addition(s) necessary to afford the applicant an equal opportunity to use and enjoy a dwelling.

The City has a written Reasonable Accommodation Procedure which is provided upon request and available on the City's website. Requests for reasonable accommodations are reviewed by the Community Development Director based on the following criteria:

1. The applicant seeking the accommodation(s) is a qualified individual protected under the Acts. Although the applicant may be represented by an agent, the applicant must qualify as a protected individual under the Acts.
2. The accommodation(s) is reasonable and necessary to afford the applicant an equal opportunity to use and enjoy a dwelling unit(s).

3. The requested accommodation(s) would not impose an undue financial or administrative burden on the City.
4. The requested accommodation would not require a fundamental alteration in any City program, policy, practice, ordinance, and/or procedure, including zoning ordinances.
5. Other factors that may have a bearing on the accommodation request.

There is no fee associated with a reasonable accommodation and requests for reasonable accommodations must be processed within 45 days of receipt.

#### *Building Codes*

New residential construction within the City of Ventura is subject to the requirements of the California Building Code, provisions of the Fair Housing Act, and the Americans with Disabilities Act.

Pursuant to CA Government Code Section 12955.1, new construction of multi-family buildings (apartment projects with three or more units and condominium projects with four or more units) must include accessibility features, such as being located on an accessible entry route and useable kitchen and bathroom design allowing a wheelchair to maneuver about the space. The City is interested in further promoting accessible housing beyond these minimum state and federal requirements.

## **6. Inclusionary Housing**

**The City's Inclusionary Housing Ordinance is contained in Division 25 of the Ventura Municipal Code and was last updated in 2018. The requirements of the Ordinance are divided by area: 1) the Affordable Housing Program in the Merged San Buenaventura Redevelopment Project Area (see**

Figure 4), and 2) the Interim Inclusionary Housing Program, which applies to all other areas of the City.

The Interim Inclusionary Housing Program requires all development projects consisting of 15 or more residential units include income restricted affordable units. Projects containing 60 or more units must provide and designate 15 percent of the total number of units as inclusionary units. Projects containing 59 or fewer units must provide and designate between one and seven inclusionary units (5 percent to 14.9 percent) based on a sliding scale that identifies the number of units required for each unit range specified.

The Affordable Housing Program in the Merged San Buenaventura Redevelopment Project Area<sup>11</sup> contains a 15 percent affordable inclusionary housing requirement for all new housing developments with seven or more units in the Merged Project Area.

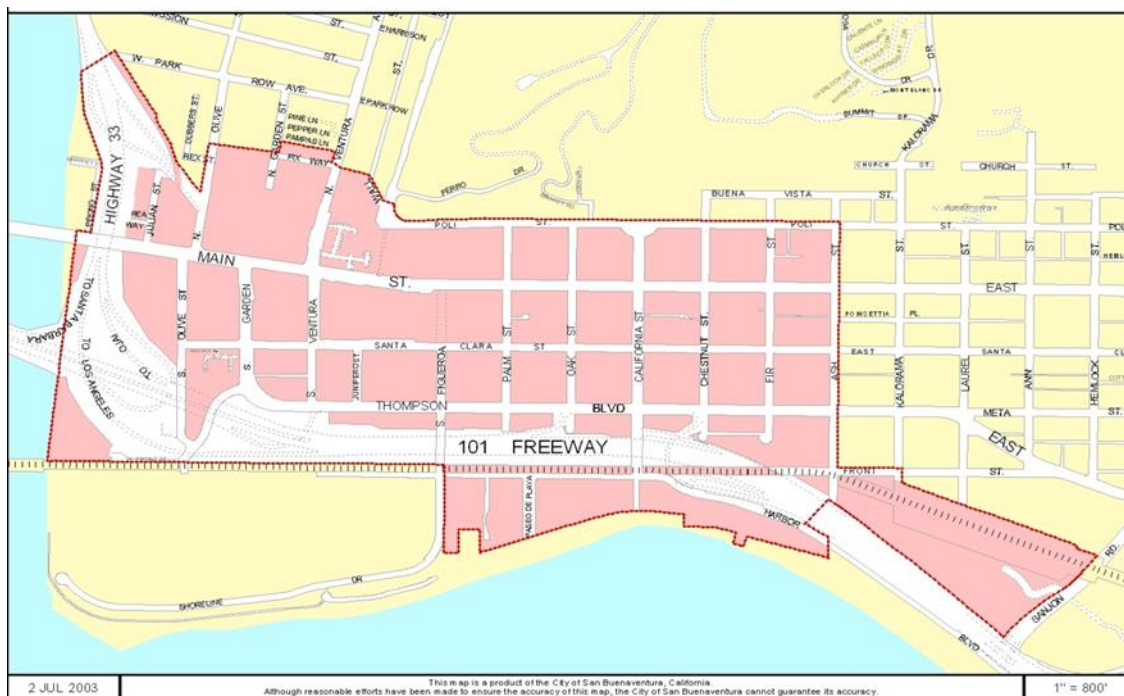
The intent of these regulations is to distribute affordable housing units into all development projects. While the inclusionary requirements are mandatory, the City provides a number of incentives in conjunction with the program, including a refund of certain fees for inclusionary units upon recordation of the affordable housing agreement. Applicants may also be able to take advantage of density bonus incentives in conjunction with the inclusionary housing requirements.

A revised Inclusionary Housing Ordinance is scheduled for City Council adoption in late February 2022.

---

<sup>11</sup> Although the State of California eliminated redevelopment through Assemble Bill ABx1 26 in 2011 and Ventura's Redevelopment Agency has since been dissolved, the City's Downtown Inclusionary Ordinance (Resolution No. 2004-022) continues to apply to the area formerly covered by the Merged Redevelopment Project Area.

**Figure 4: Merged San Buenaventura Redevelopment Project Area**



## 7. Development Permit Procedures

Project review and permit processing is a necessary step in the development process to ensure that projects are consistently held to the same standards and that they meet the intent of the City's General Plan. The City strives to keep its permit procedures streamlined and processing times minimal.

Table 36 shows the average processing times for typical residential development applications. If a project involves more than one type of permit, such as a zone change, a planned development permit, and a tentative map, all three applications are processed concurrently to minimize overall processing time. In accordance with State planning law, General Plan amendments are limited to no more than four times per year. The Planning Commission forwards recommendations on General Plan amendments and zone changes applications to the City Council. Other entitlement permits are processed on a continual basis, consistent with State Permit Streamlining Act provisions. Planning Commission (PC), Administrative Hearings (AH), Design Review Committee (DRC) and Historic Preservation Committee (HPC) each have two regularly scheduled public meetings a month.



**Table 36: Typical Review Time Frames for Development Applications**

Application Type	Frequency of Hearings	Average Processing Time <sup>1</sup>
General Plan Amendment (PC and CC)	4 times per year	6 to 18 months
Zone Change (PC and CC)	2 times per month	4-6 months
Planned Development (or Coastal Development) Permit	2 times per month	2 to 3 months
Use Permit (staff hearing)	2 times per month	1 to 2 months
Variances or Exceptions	2 times per month	Adds 1 to 3 months
Tentative Subdivision Map (PC)	2 times per month	2 to 3 months
Tentative Parcel Map (staff hearing)	2 times per month	1 to 2 months
Design Review Committee (DRC)	2 times per month	Adds 30 to 60 days
Historic Preservation Committee (HPC)	2 times per month	Adds 60 days
Notes: 1. Processing times shown are general estimates of projects that are deemed complete for processing. Incomplete projects may significantly extend the processing time. Recent actual timeframes have been slower due to limited staff resources due to vacancies. Source: City of Ventura Planning Division, 2021.		

### *Streamlining Efforts*

Prior to 2020, housing developments would take numerous years and dozens of hearings to get through the entitlement process. The City Council prioritized streamlining the development review process, including funding and endorsing a consultant analysis of the process in 2019, commonly referred to as the Matrix Report.

During the pandemic, the City Council adopted an Emergency Streamlining Ordinance (ESO) in 2020 and extended it in 2021, for the purpose of allowing limited staff resources to best manage the processing of all types of development proposals, including housing. With ESO in place, several housing projects that have been in the process for many years were entitled, and a 72-unit townhouse project with variances went from formal application to final actions in less than one year with a single Design Review Committee hearing, and a single Planning Commission Hearing. That was despite the ever-changing work environment from the pandemic, significant neighborhood opposition, and Planning staff at 50 percent. This project was appealed to City Council who unanimously approved the project.

Streamlining will also shift more minor applications to staff level hearings or administrative actions, thereby allowing the City to more efficiently process all development proposals with available staff. That will have the effect of allowing more time for staff to proactively hasten the processing of housing projects. Also, as part of ESO and permanent streamlining, projects that comply with City regulations, or only require minor variances, are acted on at a staff level hearing.

City Council adopted a permanent streamlining ordinance in December 2021, which will take the temporary streamlining and make it permanent effective mid-January 2022. Following Coastal Commission approval of a Local Coastal Program amendment for streamlining, and once fully staffed and not dealing with changing work environments due to a pandemic, the timelines for all housing



projects will be reduced citywide. The next milestone is the completion of objective design standards, which will further reduce housing project timelines. These actions demonstrate the City is actively working toward reducing the timeframes in the development review process.

#### *Pre-Application and Development Advisory Committee*

The City offers a pre-application process to facilitate the processing of development proposals. The pre-application process provides an opportunity for applicants to receive early feedback from City staff before project plans are finalized.

All planning applications are reviewed by the City's Development Advisory Committee (DAC) which consists of staff from each department involved in the development review process. The DAC meets weekly, where it used to meet twice a month. The DAC provides strong internal coordination that results in applicants getting complete information.

#### *Coastal Development Permits*

A portion of the City falls within the Coastal Zone, thereby necessitating Coastal Permits for development within this area. Development within the coastal zone that is not otherwise exempt must be in conformance with the provisions of the zoning ordinance and, more particularly, with the local coastal program implementation provisions of this zoning ordinance and with the coastal land use portions of the 1989 Comprehensive Plan (The 2005 General Plan is not certified by the Coastal Commission). The City is in the process of updating its General Plan and will seek Coastal Commission certification of the updated plan.

#### *Growth Management and Historic Preservation*

Growth management is an important issue in Ventura County and within the City. In 1995 voters in Ventura approved the Save Our Agricultural Resources (SOAR) initiative. This initiative amended the City's Comprehensive Plan to establish development limitations on lands designated for agricultural resources. To protect depleting agricultural land, SOAR requires voter approval for the conversion of agricultural and rural land to non-agricultural uses. With the update of the City's General Plan in 2005 the City's growth management strategy shifted away from an emphasis on unit allocations towards the development of new design-oriented regulations, specific plans, and form-based development codes to implement the "Infill-First" Strategy articulated in the General Plan.

In addition to the City's commitment to smart growth, which emphasizes infill development, the City is also very much committed to historic preservation. Policy 9D of the City's General Plan is to "ensure proper treatment of archaeological and historic resources". To further this policy, the Municipal Code was updated to allow the Community Development Director to require a Phase I Historic Resources Assessment for the demolition of structures over 40 years old to determine whether there are historic resources on site of significance.

## **8. Fees and Exactions**

The City collects various fees from developments to cover the costs of processing permits, including fees for planning approvals, subdivision map act approvals, environmental review, engineering and plan check services, and building permits, among others. Table 37 and Table 38 summarize the major planning fees collected by the City.

**Table 37: Planning Fees**

Permit Type	Fee Amount
Ordinance Amendment <sup>2</sup>	\$10,328
Zone Change <sup>2</sup>	\$9,951
General Plan Amendment <sup>2</sup>	\$14,412
Planned Development Permits <sup>2</sup>	
1-15 units	\$9,290
16+ units	\$12,095
Administrative Planned Development Permits <sup>2</sup>	
1-15 units	\$6,336
16+ units	\$7,344
Residential Use Permit <sup>2</sup>	\$6,192
Variance <sup>2</sup>	
Major	\$8,687
Administrative	\$2,016
Administrative – Planning Commission	\$10,131
Coastal Development Permit <sup>2</sup>	\$3,489
Administrative Coastal Development Permit <sup>2</sup>	\$2,519
Tentative Subdivision Map <sup>2</sup>	\$14,552
Tentative Parcel Map <sup>2</sup>	\$8,632
Conceptual Design Review <sup>3</sup>	\$6,283 + actual costs
Residential Design Review <sup>2</sup>	
3-4 units	\$10,489
5-15 units	\$12,081
16+ units	\$17,009
Historic Resource Assessment <sup>2</sup>	\$1,259.58 + \$3,050 deposit + actual costs
Development Agreement <sup>1</sup>	\$13,000 deposit + actual costs
Public Noticing	\$652.96 + \$500 deposit
Categorical Exemption <sup>2</sup>	\$252
Initial Study/Neg Dec/Mitigated Neg Dec	\$11,000 deposit + actual costs
Environmental Impact Report	\$20,000 deposit + actual costs
General Plan Fee (Percentage of Total Permit Cost)	5% per application
Technology Fee (Percentage of Total Permit Cost)	7% per application

**Notes:**

1. Projects which are 100% affordable per City Affordable Housing Program are exempt from this fee.

2. Includes 5% General Plan fee and 7% Technology Fee

3. Fees for Conceptual Design Review are applied to the Formal Design Review fee

Source: City of Ventura, Master Fee Schedule, July 23, 2021.

**Table 38: Development Impact Fees**

Fee Type	Per Unit Fee Amount (\$)
Traffic Mitigation Fees	
Single-Family	\$5,245
Condominium	\$4,145
Apartment	\$3,145
Mobile Home	\$2,385
Recreational Vehicle (RV)	\$1,190
Park and Recreation Facilities Tax	
1-bedroom	\$684
2-bedroom	\$936
3+ bedrooms	\$1,481
4+ bedrooms	\$2,118
Mobile Home Pad	\$391
Parkland Dedication/Quimby In-Lieu Fee <sup>1</sup>	
Projects with <50 units	\$2,958
Projects with >50 units in DTSP	\$7,554
Projects with >50 units outside of DTSP	See Note 2
Public Park Fee <sup>3</sup>	\$3,050
General Capital Improvement Tax	
Single Family	\$1,203
More than 2 bedrooms	\$121 (per additional bedroom over 2)
Mobile Home Pad	\$391
Sewer Connection Fee	
Single Family	\$5,575
Multi-Family	Varies based on project size
Water Connection Fee	
Single Family	\$3,532
Multi-Family	Varies based on project size
Net Zero Fees	
Single Family	\$7,526
Multi-Family	\$5,245
Service Area Park Mitigation Fee	
Single Family	\$610
Condominium	\$436
Apartment/Mobile Home	\$371
Fire Facility and Equipment Mitigation Fee	
Single Family	\$911
Multi-Family	\$709
Mobile Home	\$663
School Fees (Assessed by Ventura Unified School District)	\$3.79 per square foot

**Table 38: Development Impact Fees**

Fee Type	Per Unit Fee Amount (\$)
<p>Notes:</p> <ol style="list-style-type: none"><li>1. Does not apply to multi-family rental apartment projects.</li><li>2. For projects with more than 50 dwelling units/parcels in the rest of the City, Quimby fees are calculated based on the appraised value of the raw land with entitlements with credit being given for park land and improvements constructed as part of the project. Credit for private park amenities are limited to 50% of the Quimby fees.</li><li>3. Only applicable to projects that do not pay Quimby Fees.</li></ol> <p>Source: <a href="#">City of Ventura, Fees for Development Handout, 2021.</a></p>	

Projects consisting of 100% affordable units are exempt from the \$13,000 development agreement fee. The Riverside Apartments and Westview Village projects were granted partial fee waivers by the City Council.

State law authorizes communities to charge developers for providing specific services as well as meeting the resulting service impacts from new development. Like most California jurisdictions, the City also collects various fees from developments to cover the costs of providing the necessary services and infrastructure related to new development projects. These fees are utilized to fund development of new facilities and ongoing maintenance of existing facilities for the transportation network, sewer and water systems, parks, and schools. Table 38 summarizes these development fees.

Many of the City's fees related to building permits and plan check are based on project size. Table 39 and Table 40 provide an example of fees for typical single-family and multi-family residential projects within the City.

**Table 39: Summary of Fees for a New SF and Multi-Family Residence (Owner-Occupied)**

Fee	Estimated Fee Amounts		
	One New Single-Family Residence *	10-Unit Multi-Family **	100-Unit Multi-Family ***
<b>Discretionary Permits</b>			
Planned Development Permit	\$5,639	\$8,269	\$8,269
Major Design Review	N/A	\$10,753	\$15,139
Exceptions	N/A	N/A	\$9,017
CEQA	\$224	\$224	\$60,000
Noticing	\$1,806	\$1,806	\$1,806
Other Fees **	\$1,039	\$2,079	\$2,079
<i>Subtotal of Discretionary Permits</i>	\$8,708	\$23,131	\$96,310
<b>Building &amp; Safety Permits</b>			
Building Permit	\$2,400	\$8,400	\$33,500
Plumbing/Electrical/Mechanical Permits	\$1,800	\$15,000	\$150,000
Plan Check	\$1,250	\$8,400	\$46,600
Other Fees **	\$430	\$2,030	\$9,600
<i>Building and Safety Fees</i>	\$5,880	\$33,830	\$239,700
<b>Special District &amp; Development Fees</b>			
Traffic Mitigation	N/A	\$31,450	\$314,500
Parks and Recreation Facilities	\$1,872	\$18,720	\$91,490
Parkland Dedication/Quimby In-Lieu	N/A	\$120,000	\$1,180,000
General Capital Improvement Tax	\$2,406	\$24,060	\$121,510
Sewer Connection Fee	\$5,575	\$55,754	\$185,823
Water Connection Fee	\$3,532	\$35,317	\$117,719
Net Zero Fees	\$7,526	\$52,450	\$524,500
Service Area Park Mitigation Fee	\$610	\$4,360	\$43,600
Fire Facility and Equipment Mitigation Fee	\$911	\$7,090	\$70,900
School Fees (VUSD) - \$3.79/square foot	\$5,306	\$45,480	\$454,800
<i>Total Special Districts &amp; Development Fees</i>	\$27,738	\$394,681	\$3,104,842
<b>Total Estimated Fees</b>	<b>\$42,326</b>	<b>\$451,642</b>	<b>\$3,440,852</b>
<b>Per Unit Fee</b>	<b>\$42,326</b>	<b>\$45,164</b>	<b>\$34,409</b>
<p>Notes: (assume not in the Coastal Zone)</p> <p>* Assume: 1,400 square foot, 2-bedroom single family residence with 400 square foot garage without a variance.</p> <p>** Assume: 10 units, all 2-bdrm, in a 12,000 square-foot building with surface parking and no variances. Also, assumes CEQA exemption for infill.</p> <p>*** Assume: 100 units, 30 1-bdrm, 60 2-bdrm, 10 3-bdrm, 120,000 total building square-footage, with podium parking and two Exceptions. Also, assumes cost estimate for EIR.</p> <p>**** Includes Issuance, General, and Technology Fees</p> <p>Source: City of Ventura, Community Development Department, 2021.</p>			

**Table 40: Summary of Fees for a New Multi-Family Residence (Renter-Occupied)**

Fee	Estimated Fee Amounts		
	One New Single-Family Residence *	10-Unit Multi-Family **	100-Unit Multi-Family ***
<b>Discretionary Permits****</b>			
Planned Development Permit	\$5,639	\$9,290	\$8,269
Major Design Review	N/A	\$7,344	\$15,139
Exceptions	N/A	N/A	\$9,017
CEQA	\$252	\$252	\$60,000
Noticing	\$653	\$1,306	\$1,306
<i>Subtotal of Discretionary Permits</i>	\$6,544	\$18,192	\$93,731
<b>Building &amp; Safety Permits</b>			
Building Permit	\$2,400	\$8,400	\$33,500
Plumbing/Electrical/Mechanical Permits	\$1,800	\$15,000	\$150,000
Plan Check	\$1,250	\$8,400	\$46,600
Other Fees ****	\$430	\$2,030	\$9,600
<i>Building and Safety Fees</i>	\$5,880	\$33,830	\$239,700
<b>Special District &amp; Development Fees</b>			
Traffic Mitigation	N/A	\$31,450	\$314,500
Parks and Recreation Facilities	\$936	\$9,360	\$91,490
Parkland Dedication/Quimby In-Lieu	N/A	\$30,500	\$305,000
General Capital Improvement Tax	\$1,203	\$12,030	\$120,300
Sewer Connection Fee	\$5,575	\$55,754	\$185,823
Water Connection Fee	\$3,532	\$35,320	\$117,719
Net Zero Fees	\$7,526	\$52,450	\$524,500
Service Area Park Mitigation Fee	\$610	\$3,710	\$37,100
Fire Facility and Equipment Mitigation Fee	\$911	\$7,090	\$70,900
School Fees (VUSD) - \$3.79/square foot	\$5,306	\$45,480	\$454,800
<i>Total Special Districts &amp; Development Fees</i>	\$25,599	\$283,144	\$2,222,132
<b>Total Estimated Fees</b>	<b>\$38,023</b>	<b>\$335,166</b>	<b>\$2,555,563</b>
<b>Per Unit Fee</b>	<b>\$38,023</b>	<b>\$33,517</b>	<b>\$25,556</b>

**Table 40: Summary of Fees for a New Multi-Family Residence (Renter-Occupied)**

Fee	Estimated Fee Amounts		
	One New Single-Family Residence *	10-Unit Multi-Family **	100-Unit Multi-Family ***
Notes: (assume not in the Coastal Zone)			
* Assume: 1,400 square foot, 2-bedroom single family residence with 400 square foot garage without a variance.			
** Assume: 10 units, all 2-bdrm, in a 12,000 square-foot building with surface parking and no variances. Also, assumes CEQA exception for infill.			
*** Assume: 100 units, 30 1-bdrm, 60 2-bdrm, 10 3-bdrm, 120,000 total building square-footage, with podium parking and two Exceptions. Also, assumes cost estimate for EIR.			
**** Includes Issuance, General, and Technology Fees			
Source: City of Ventura, Community Development Department, 2021.			

## 9. Building Codes and Enforcement

The City of Ventura has adopted the 2019 California Building Code (CBC), which establishes standards and requires inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections may in some cases increase housing production costs and impact the viability of the rehabilitation of older properties which are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing. The City has not adopted any local amendments to the Code that would significantly impact the cost of housing.

The City administers a Housing Code Enforcement Program that aims to preserve and maintain the livability and quality of neighborhoods. Code enforcement staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. When violations are identified or cited, staff encourages property owners to seek assistance through the Housing Preservation Loan Program (HPP) offered by the City through contract with a non-profit entity, and in cooperation with the Housing Authority. The HPP program provides low-interest loans to eligible homeowners to make necessary repairs, which may include plumbing/sewer, electrical, re-roofing, termite damage repair, structural repairs, and kitchen and bathroom remodeling. The City's approach is to educate and provide awareness rather than being punitive. This approach has been very effective, usually resulting in compliance with a single letter. The City has added objective to study the local amendments in the next code update and address any potential constraints in its Housing Plan for the 2021-2029 Planning Period.

## C. Environmental Constraints

Environmental constraints and hazards affect, in varying degrees, existing and future residential developments in Ventura. Discussed below are the major environmental hazards in the City.

### 1. Geologic and Seismic Hazards

As part of the Southern California region, Ventura is located within an area of high seismic activity. Earthquake faults near or within the boundaries of the City include the Ventura-Pitas Point Fault and the Oak Ridge Fault, with the San Andreas Fault located approximately 40 miles northeast of Ventura. As a safety measure, the City requires a minimum 50-foot setback from active and potentially active fault lines. The Safety Element establishes policies to increase mitigation measures and further study potential earthquake related hazards.

### 2. Fire Hazards

The City is subject to both urban and wildland fires. Suppression and prevention services in Ventura are provided by the City Fire Department. The City has experienced an overall trend of decreasing structural fires and continues to implement education and prevention programs.

Rugged hills and mountains bordering the City on the north also create a wildfire hazard. Hillside developments within natural brush areas are particularly susceptible to destruction in wildfires. In addition, numerous residential areas are in or adjacent to the hazardous wildfire area and could be exposed to wildfires and related damage. These include residential developments on and adjacent to hillsides in the Poinsettia, Arroyo Verde, Catalina, Downtown, and Avenue communities. The Thomas Fire of 2017-18 damaged or destroyed 686 structures in the City, primarily in these hillside areas.

The City has adopted a Hillside Management Program to regulate development of Ventura's hillside areas. Its overall intent is to relate the number and distribution of new housing units to the unique topographical, geological, and hydrological conditions in the hillside. An objective of the program is to direct hillside development to areas that will have the least impact on the environment, including scenic resources, water resources, and biological habitats. The program specifically addresses geologic and fire hazards, aesthetics, access, drainage, density and site development.

### 3. Flood Hazards

Areas surrounding the Ventura and Santa Clara Rivers are potential flood hazard areas and have experienced flooding in the past. However, the 100-year flood hazard area for the Ventura River is relatively small due to a levee constructed along the east bank of the river by the U.S. Army Corps of Engineers in 1948 to protect the western part of Ventura. The City also adopted a flood plain ordinance in 1986 to limit new development on flood plains in accordance with requirements of the National Flood Insurance Program. In general, new development in the floodplain is limited to agriculture, recreation, and appropriate public facilities.

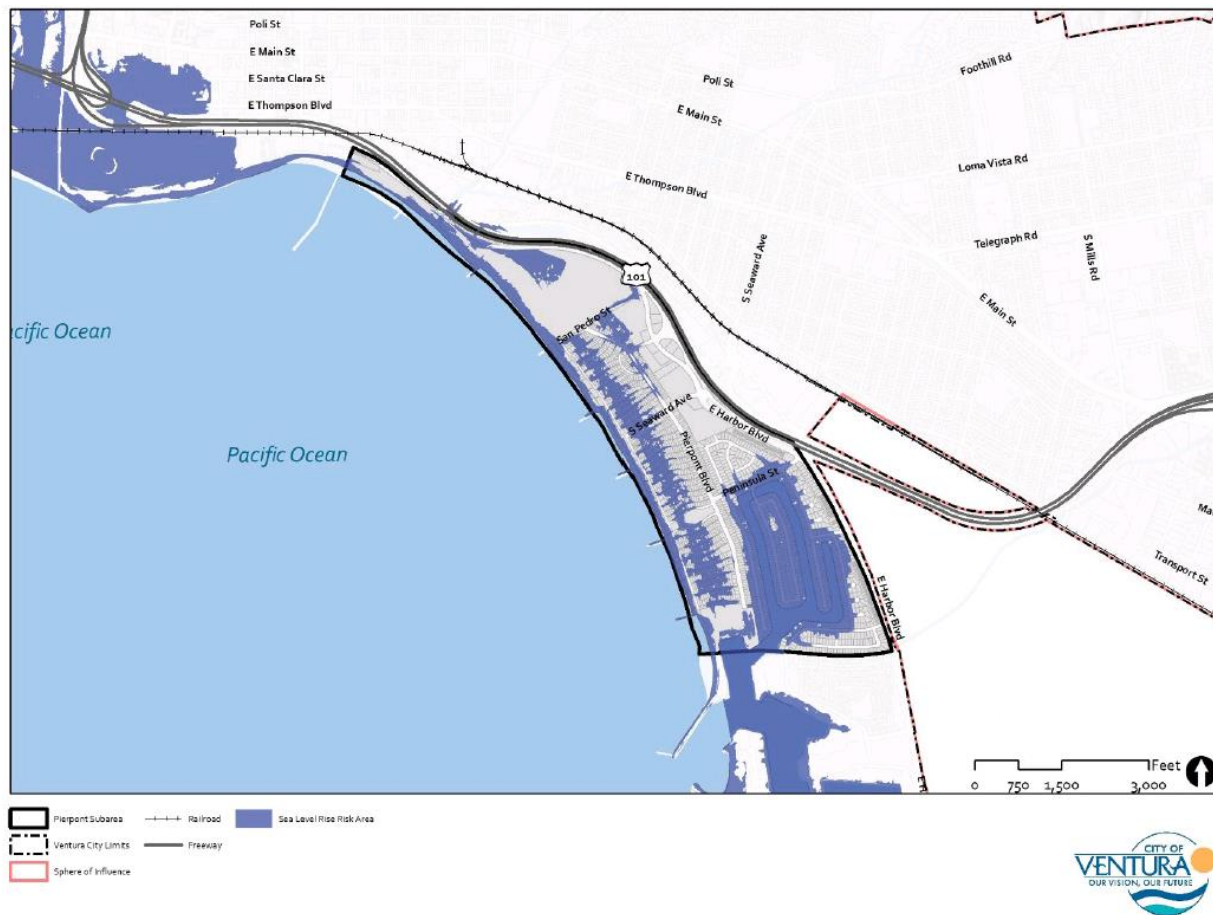
In addition to the Ventura and Santa Clara Rivers, potential floods caused by dam failure pose a hazard to the City. There are six major dams that could inundate portions of Ventura, including the Matilija, Casitas, Bouquet, Castaic, Pyramid and Santa Felicia Dams. Inundation zones associated with the Bouquet, Castaic, Pyramid and Santa Felicia Dams have limited residential population, and loss of life may be avoided with the expected minimum two-hour time delay from dam failure to inundation. The Casitas and Matilija Dams inundation zones include much more substantial residential populations. The 47-minute time delay for the Casitas Dam and the one-hour delay for the Matilija Dam put large numbers of people at risk if evacuation cannot be immediate. Property damage would be unavoidable in the event



of a complete failure of the Casitas or Castaic Dams, and the accumulated loss and cost of repair or rebuilding would be substantial. It should be noted, however, that the likelihood of a complete dam failure is remote.

In Summer 2021, the City completed a series of technical reports as part of the General Plan Update process that summarize current conditions and trends critical to the future of Ventura. Given its coastal location, Pierpont subarea was found to be at risk to flooding and sea level rise. Figure 5 shows the projected sea level rise and coastal flooding by 2100 along the coast of Ventura. The many residential structures that are built up to the beachfront are susceptible to coastal flooding.

**Figure 5: Future Flood Hazard with 3.3 Feet of Sea Level Rise**



Data Sources: City of Ventura (2020), County of Ventura (2020), CoSMA5 3.0, USGS (2018), ESRI (2020)

## 4. Housing Resources

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Ventura. This includes an evaluation of the availability of land resources, the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs.

A critical component of the Housing Element is the identification of adequate sites to accommodate projected future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs as determined by the Southern California Association of Governments (SCAG).

### D. Financial Resources

Ventura has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from local, State, federal and private resources. The following section describes the five largest housing funding sources the City of Ventura can use for housing production, rehabilitation, or preservation: CDBG grants, HOME funds, and the Section 8 rental assistance program, among others.

#### 1. Community Development Block Grant (CDBG) Funds

The CDBG program provides funds for a range of community development projects that primarily benefit low- to moderate-income people. The program is flexible in the types of activities that can be funded, including but not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, public services, relocation, rehabilitation of housing, and homeownership assistance. CDBG funding varies; however, the City of Ventura generally receives between \$700,000 and \$800,000 in CDBG funds annually (the City's CDBG grant for fiscal year 2020-2021 was \$ \$771,219). Recent projects allocated CDBG funds include:

- Rehabilitation of housing through Habitat for Humanity of Ventura County's Home Repair Program
- Mobile Home Rehabilitation Grant Program, which has provided 15 grants for critical repairs and improvements to low-income owner-occupied mobile home units

#### 2. HOME Investment Partnership Program Funds

Federal HOME funds can be used for activities that provide affordable housing opportunities for low to moderate income households, including those with extremely low incomes, such as development of new affordable units, owner-occupied housing rehabilitation, homebuyer assistance, and tenant-based rental assistance. A federal priority for use of these funds is preservation of the at-risk housing stock.

The following projects have been awarded HOME funds since 2015:

- 2015 - \$475,000 for Cabrillo Economic Development Corporation (CEDC) for construction of Snapdragon Place Apartments Phase II project
- 2019 - an additional \$343,000 HOME funds was awarded to the Snapdragon Place Apartments
- 2019 - Villages at Westview Phase I (\$300,000)

- 2019 - El Portal (\$1,000,000)
- 2020 – Snapdragon Phase II (\$318,074)
- 2021 - Ventura Springs (\$700,000)

### 3. Section 8 Rental Assistance

The Section 8 program or housing choice voucher program is a federal program that provides rental assistance to very low income persons (including those with extremely-low-incomes) in need of affordable housing. The Section 8 program offers a voucher. A voucher pays the difference between the payment standard (an exception to fair market rent based on market rents in the neighborhood) and what a tenant can afford to pay (e.g. 30% of their income). A voucher allows a tenant to choose housing that may cost above the payment standard, with the tenant paying the extra cost. The Housing Authority of the City of San Buenaventura administers the Section 8 program in Ventura. As of December 2020, approximately 1,550 Ventura households received Section 8 assistance from the Housing Authority.

### 4. Ventura County Community Development Corporation VCCDC

Beginning 2016, the City partnered with the Ventura County Community Development Collaborative (VCCDC), which promotes homeownership through financial coaching, lending, and realty services. VCCDC assists with marketing efforts for the City’s Inclusionary Housing units, and also provides homeowner workshops for residents in Ventura’s Westside community, a HUD-designated Neighborhood Revitalization Strategy Area.

### 5. SB2/LEAP Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State’s housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Ventura received \$310,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). SB2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60 percent of AMI
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households
- Promote projects and programs to meet the local government’s unmet share of regional housing needs allocation

Another source of funding to help local jurisdictions to update their planning documents and implement process improvements that will facilitate housing construction is the Local Early Action Planning (LEAP) grants. The City received \$525,245 in LEAP grants in 2020. However, this is a one-time-only program.

## A. Regional Growth Needs –2021-2029

Table 41 shows the City’s total RHNA for the current Housing Element Cycle (Cycle 6), which covers the eight-year planning period of June 30, 2021 to October 15, 2029. It should be noted that the RHNA did not specifically identify growth needs for extremely-low-income (ELI) households. Consistent with state law, the City’s ELI need is assumed to be one-half of the very low income category, and sites considered suitable for lower income housing may also accommodate ELI units.

Table 41: RHNA Allocation (2021-2029)						
	Income Categories					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	593	594	865	950	2,310	5,312
%	11.1%	11.2%	16.3%	17.9%	43.5%	100.0%
Sources: Southern California Association of Governments, 2021.						

## B. RHNA Strategies

### 1. Sites Inventory

The land inventory (Table 42) includes potential ADUs, approved projects, pending projects (projects under review, and projects in process), and vacant and underutilized land remaining from the 5<sup>th</sup> Cycle and newly identified sites, some of which require rezoning. The parcel-specific vacant and underutilized site analysis was performed using the City’s Geographic Information System (GIS) data and information from the County Assessor’s database. The vacant and underutilized land inventory includes only lots that could realistically be developed based on staff’s knowledge, input from the community (e.g., Homes for All, owner and developer interest), and an examination of existing conditions. Detailed assumptions and methodology for the residential land inventory are summarized in Appendix B: Residential Land Inventory .

The City of Ventura pursues housing opportunities for the special needs population. Much of its efforts, through the Housing Authority, focuses on senior housing, housing for the homeless and disabled, and farmworkers. The City facilitated the construction of 50 senior housing units (Willet Ranch, which includes 15 apartments set aside for homeless seniors) and 24 farmworker units (Rancho Verde). The Cabrillo Economic Development Corporation (CEDC) completed the Snapdragon Phase I (28 apartments, including 25 units for farmworkers) and Phase II (22 apartments, including 11 units for homeless households). The City also facilitated the major renovation of El Portal, which included 14 apartments for special needs households. The City also actively implements its 10-Year Plan to End Homelessness. Key accomplishments include:

- A pilot Foul Weather Shelter program
- Homeless Pilot Shelter (100 beds, one-third for Ventura residents)
- Rehabilitation of a 32-unit Project Homekey for the homeless
- Completed construction of 10 SRO units at the Vince Street project for homeless veterans
- Completed construction of Phase I (28 units) and Phase II (22 units) of Snapdragon Place Apartments for farmworkers and veterans.

The “6<sup>th</sup> Cycle Sites Capacity” includes vacant and underutilized sites within the current City limits and excludes sites with projects that are approved, which are tabulated separately. All sites included in the inventory have access to infrastructure (sewer, water, streets, storm drains, electrical, phone and gas lines) to enable development to occur within the planning period. This analysis demonstrates that the City has adequate capacity to accommodate the remaining RHNA.

Table 42: Land Inventory Summary					
	Income Categories				Total
	Extremely Low/Very Low	Low	Moderate	Above Moderate	
<b>RHNA</b>	<b>1,187</b>	<b>865</b>	<b>950</b>	<b>2,310</b>	<b>5,312</b>
Credits	143	38	67	758	1,006
Potential ADU	8	15	21	6	50
Approved Projects	135	23	46	752	956
Remaining Need	1,044	827	883	1,552	4,306
<b>Remaining RHNA Need<sup>1</sup></b>	<b>1,871</b>		<b>883</b>	<b>1,552</b>	<b>4,306</b>
<b>Total 6th Cycle Sites Capacity</b>	<b>2,487</b>		<b>1,073</b>	<b>2,728</b>	<b>6,288</b>
Pending Projects	121		13	1,452	1,586
Remaining 5th Cycle Sites	859		1,003	27	1,889
New Sites - No Rezone	1,031		57	364	1,452
New Sites- Candidate Rezone	476		0	885	1,361
<b>Surplus<sup>2,3</sup></b>	+616		+190	+1,176	+1,982
	32.9%		21.5%	75.8%	46.0%
<sup>1</sup> . Combining Extremely Low/Very Low and Low income units into “Lower” income category. <sup>2</sup> . HCD recommends buffer in the housing element inventory of at least 15 to 30 percent more capacity than required, especially for capacity to accommodate the lower income RHNA. <sup>3</sup> . Calculations based on surplus/shortfall compared to the Remaining Need.					

The Sites Inventory maps in Appendix B identify the locations of parcels identified as a 6<sup>th</sup> Cycle Site. The majority of the higher density development would be Pacific View Mall Sites and other infill opportunities on the Westside, in Downtown and along the Midtown Corridors. Most future residential development is expected to occur on vacant and underutilized land in these corridors and neighborhood centers (2005 General Plan). While the City can meet its RHNA requirements with existing zoning, the City has identified candidate rezone sites predominantly along Johnson Corridor to provide a buffer and avoid shortfalls

The Downtown Specific Plan (DTSP) has a total of six transect zones, each of which permits by-right multi-family residential uses and regulates both building mass (e.g.: height, setbacks, and frontage) and building type (e.g.: duplex, row house, courtyard housing, etc.) Unlike traditional zoning standards that have maximum densities, each zone in the DTSP area regulates building size and form. Potential density is assumed and supported by recent development projects in Downtown (see Appendix B).

This sites inventory reflects the City’s commitment to facilitate development of mixed-income and affordable housing. This commitment is evidenced by several proactive strategies to better encourage infill development, including adoption of an “Infill First” strategy, streamlining of the process for urban infill projects, and adoption of a comprehensive Downtown Housing Strategy including commitment of over \$3.1 million in local funds to support development of affordable housing. Due to the demise of

California Redevelopment Agencies, these funds are now under the Successor Housing Agency to the Redevelopment Agency of the City of San Buenaventura.

## 1. Infill First Strategy

Building on previous strategies to encourage infill development, the updated City of Ventura General Plan embraces an “Infill First” strategy to avoid urban sprawl by directing new development to vacant and underutilized land in the City and Sphere of Influence (with the exception of SOAR land), and by focusing new public and private investment in carefully selected districts, corridors, and neighborhood centers where concentrated development and adaptive reuse will improve the standard of living and quality of life for the entire community. The land use element (Our Well Planned and Designed Community) projected roughly 8,300 additional housing units within 20-year time horizon (2005-2025) of the General Plan. Less than half of that has been constructed to date.

The Land Use Element also recommends that a long-term potential expansion strategy be formulated to guide the process of prioritizing any potential future expansion areas to fulfill General Plan objectives that may not be achievable by the “Infill First” strategy. Important components of the “Infill-First” strategy include: 1) the Downtown Specific Plan with its form-based development code and open-ended density, and 2) an emphasis on higher-density and mixed-use developments, where appropriate, throughout the City.

To facilitate the “Infill First” strategy, it is the policy of the City to maintain an up-to-date inventory of vacant and underutilized parcels, which will be provided to interested developers in conjunction with available development incentives. Within redevelopment project areas, it is the City’s policy to provide assistance in land assembly in support of affordable housing. It is also City policy to encourage development at the upper end of the permitted Zoning Code/General Plan density and to reward quality infill projects that utilize existing infrastructure (Smart Growth).

## C. Availability of Infrastructure and Services

The analysis considered the rate of growth over the previous decade (mostly single-use greenfield development) and factored in the challenges to “infill development”. Roughly 8,300 additional housing units and approximately 5 million square feet of non-residential development were projected for the plan’s 20-year horizon. The analysis, for example, predicted the development of approximately 1,600 residential units, and 450,000 square feet of non-residential development in the Downtown Specific Plan, which is almost entirely mixed-use. Similar projections were made for other Districts and Corridors throughout the City, many of which include mixed-use. While there can be no guarantee that the overall ratio of residential to non-residential will conform to these projections, market forces are likely to ensure a reasonable balance. In mixed-use areas, a healthy residential base is needed to support the commercial uses. Where mixed-use development has occurred, the percentage of residential development is consistently high, averaging 85 percent of the total floor area. As further evidence of the realistic capacity of the mixed-use zones to produce residential units, in April 2021, the City had 15 “pending” projects in various stages of review or construction within zones that permit mixed-use with a residential component. In all mixed-use projects, the residential square footage substantially exceeded the commercial square footage.

The average density of recently approved and constructed the mixed-use projects was 35.5 units per acre. Of these projects 67 percent had residential densities of 30 units per acre or greater and 83 percent had densities of 20 units per acre or greater. Clearly, the commercial square footage does not appear to significantly reduce residential density.



The 2020 Final Urban Water Management Plan (UWMP) estimates the total water available for City use in 2021 to be 16,345 AF, but estimates water supplies in 2030 ranging from 21,273 to 26,164 AF depending on climatic conditions. The 2020 Urban Water Management Plan concludes that it is necessary for the City to implement planned water supply projects in order to meet normal and dry-year demands. In the near term (2021 to 2024) until such time as planned supplies come on-line, there is little buffer between supplies and demands and it may be necessary for the City to call on existing customers to undertake extraordinary conservation should drought persist. The City's Water Shortage Event Contingency Plan (updated in 2021), outlines the measures that will need to be implemented if projected demands exceed projected supplies. If demand projections exceed supply projections by greater than 30 percent triggering a Water Shortage Event Stage 4 or 5, then development approvals could be impacted. After planned water supplies are available the potential for a water supply shortage is lessened. **However, Ventura Water has reported that they have capacity for RHNA units.**

The Ventura Water Reclamation Facility (VWRF) is permitted at 14 million gallons per day (MGD) and discharges up to 9 MGD. The VWRF is currently treating less than 9 MGD. The City's NPDES permit, issued by the Regional Water Quality Control Board for the VWRF, indicates that once the average daily dry-weather flow equals or exceeds 75 percent of the Plant's design capacity then a report must be submitted outlining the steps needed to provide for additional capacity for water treatment. Plant flows are closely monitored due to the permit requirements to consider expansion when at 75 percent capacity.

Ventura's water and sewer systems consist of hundreds of miles of pipelines and complex infrastructure, most of which was built at least 50 years ago. Many parts of the original systems were not designed to accommodate the higher density infill projects that are now popular with developers and supported by the City's current General Plan. Medium to high density infill projects are more likely to overtax the water and sewer system that was designed and originally installed for lower density projects. This could lead to sewer spills onto City streets or low pressures and water shortages in the potable water system. In order to determine if there are any system deficiencies or needed system improvements, the Applicant/Developer is required to prepare water and sewer studies. The studies need to be completed and deficiencies identified before the conditions for project approval are finalized.

Given that continued new and infill development that is already entitled, along with anticipated future entitlements will continue to increase overall demand for water in the service area, despite developer contributions to future water supplies through dedication of water rights, implementing extraordinary conservation measures, and/or payment of Water Resource Net Zero fees. Consequently, combined with legal and regulatory requirements on both groundwater and surface water supplies and impacts of climate change, the City has recognized that consumption is nearing available supply and new supply projects need to be implemented. Consistent with Article X, Section 2 of the California Constitution, in order to mitigate the water resource impacts of new or intensified development, it is necessary and desirable for new or intensified development to provide supplemental water resources to the City water system in an amount proportional to the new demand, implement extraordinary conservation measures to offset demand, and/or to pay a water resource fee based upon the cost of obtaining water supplies to meet the demand of new or intensified development. Upon direction from City Council, Ventura Water prepared and evaluated a Water Rights Dedication and Water Resources Net Zero Policy (Net Zero Policy). The Net Zero Policy was developed after months of review and input from the Ventura Water Commission. The City Council adopted the Net Zero Policy in Ordinance 2016-004 and Resolution 2016-027. Revenues from the Net Zero Policy will provide funding for new water supply projects, such as the Ventura Water Pure Program.

## E. Administrative Resources

Described below are public and non-profit agencies that have been involved or are interested in housing activities in Ventura. These agencies play important roles in meeting the housing needs of the community. In particular, they are or can be involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need.

**Housing Authority of the City of San Buenaventura:** The Ventura Housing Authority operates public housing developments and administers the Section 8 Voucher Program that provides rental subsidies to very low-income households, including families, elderly persons, the disabled, and other special needs households. The Housing Authority currently owns, manages, and maintains 221 public housing units in Ventura, 20 units of which are reserved for low-income seniors and disabled households. As of July 2021, a total of 8,851 households are on the waiting for list for public housing. As of July 2021, 1,512 Ventura households received Section 8 assistance from the Housing Authority, with 10,297 additional households on the waiting list. The Authority's affiliated non-profits own and manage a total of 831 affordable units in the City (including 105 units in construction). In addition, the Authority administers the Housing Preservation Loan Program and the Homebuyer Assistance Program, and it also monitors projects and processes sales and resales under the Affordable Housing Program.

**Cabrillo Economic Development Corporation:** The Cabrillo Economic Development Corporation (CEDC) is a Community Housing Development Organization (CHDO) under the HOME program and is an active affordable housing developer in Ventura and Santa Barbara counties. CEDC consists of the following divisions: community engagement, real estate development and construction, property asset and management, and the Neighborworks Homeownership Center. More information on this organization can be found on their website at <http://www.cabrilloedc.org/>.

**Habitat for Humanity of Ventura County:** Habitat for Humanity is a non-profit, Christian organization dedicated to building affordable housing and rehabilitating homes for lower-income families. Habitat builds and repairs homes with the help of volunteers and partner families. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Government agencies or individuals usually donate land for new homes. More information on this organization can be found on their website at <http://www.habitatventura.org/>.

**Mercy Charities Housing California (MCHC):** Mercy Charities is a statewide non-profit housing development corporation whose mission is to support and strengthen communities through the provision of quality, affordable, services-enriched housing for lower-income individuals and families. MCHC has been active in nearby Oxnard, where the corporation has been involved in the construction of three affordable housing projects. More information on this organization can be found on their website at <https://www.mercyhousing.org/>.

**Many Mansions, Inc.:** Many Mansions is a non-profit housing and community development organization founded in 1979 to promote and provide safe, well-managed housing to limited income residents of the Conejo Valley and surrounding communities in Ventura County. Many Mansions develops, owns, and self-manages special needs and permanent affordable housing. The organization also provides resident services, housing counseling, a food bank and homeownership counseling. Many Mansions has been particularly active in the City of Thousand Oaks. More information on this organization can be found on their website at <https://www.manymansions.org/>.



**Peoples' Self-Help Housing Corporation (PSHHC):** PSHHC is a housing and development corporation serving San Luis Obispo, Santa Barbara, and Ventura counties. PSHHC provides design, implementation, technical assistance, and property management of low-income homeownership and rental housing. Since 1970, PSHHC has developed over 1,100 owner-built homes and nearly 1,400 rental units throughout the Central Coast, and has completed over 3,000 housing rehabilitation and home repairs. PSHHC has produced affordable housing in Ventura, Carpinteria, Santa Barbara, Moorpark, and Piru. More information on this organization can be found on their website at <https://www.pshhc.org/>

**HomeAid America Los Angeles/Ventura:** HomeAid operates under the auspices of the Greater Los Angeles/Ventura Chapter of the Building Industry Association of Southern California. Established in 1989, HomeAid Los Angeles/Ventura has developed a number of shelters/housing facilities for the homeless. One recent project included assistance with the RAIN transitional living facility located in the unincorporated area of the County, which serves up to 100 residents. More information on this organization can be found on their website at <https://www.homeaidla.org/homeaid-la-works>

**The Community Action of Ventura County** is a non-profit organization that offers assistance to lower-income individuals and families through programs such as: energy efficient home repairs, food assistance, the Home Energy Assistance Program (HEAP), legal assistance, Los Compadres/Successful Living for teens and young adults, the Young Entrepreneur program, transitional housing, and the Transition Center. Community Action now owns and operates the Goldberg House, a five-room transitional housing facility, in Ventura.

**Partners in Housing:** Partners in Housing (PIH) is a public benefit corporation dedicated to the development and management of housing for lower-income households in Ventura County, particularly those with special needs. Partners in Housing is a Community Housing Development Organization (CHDO) under the city's HOME program. PIH recently collaborated with the development of Chapel Lane and 5 of the 38 units are targeted to disabled seniors referred by ARC and receiving services through Tri-Counties Regional Center.

**Ventura County Community Development Collaborative:** VCCDC was created in 2001 to strengthen communities through homebuyer education, pre-purchase counseling, financing coaching, financing mortgage loans, and post-homeownership counseling services.

## F. Opportunities for Energy Conservation

Utility-related costs can directly impact the affordability of housing in Southern California. However, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development, and requires adoption of an "energy budget." In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

Utility companies serving Ventura offer or participate in various programs to promote the efficient use of energy and assist lower-income customers. These programs are described below.

**Southern California Edison programs:** Southern California Edison offers a variety of energy conservation services under the Low Income Home Energy Assistance Program (LIHEAP), which help qualified homeowners and renters conserve energy and control their electricity costs. Eligible customers receive services from local community agencies and licensed contractors working with Edison. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy education. In addition, Edison participates in the California Alternative Rates for Energy (CARE) program, which provides a 30 percent discount on electric bills for low-income customers, and the Family Electric

Rate Assistance Program (FERA) which provides discounts for families whose household income slightly exceeds the low-income energy program allowances. Southern California Edison also has a variety of rebate and incentive programs such as the Residential Solar Program and the Mobile Home Upgrade program. <https://www.sce.com/residential/rebates-savings>

**Southern California Gas programs:** The Southern California Gas Company offers two direct assistance programs to limited income customers: (1) a no-cost weatherization (such as attic insulation and water blankets) and (2) a no-cost furnace repair and replacement service. The Gas Company also participates in the State LIHEAP and CARE programs, helping low-income customers conserve energy and providing them with a discount on their gas bills. <https://www.socalgas.com/save-money-and-energy/assistance-programs>

**Ventura County Regional Energy Alliance:** The City of Ventura is a member of the Ventura County Regional Energy Alliance (VCREA), a regional public agency whose mission is to establish Ventura County, its communities, and neighboring regions as leaders in developing and implementing durable, sustainable energy initiatives that support sensible growth, a health environment and economy, an enhanced quality of life, and greater self-reliance for the region, by (1) reducing energy demand and increasing energy efficiency, and (2) advancing the use of clean, efficient and renewable local resources. VCREA works to help bring energy awareness and return Public Goods Charge (PGC) utility ratepayer rebates back to individuals, businesses, local government agencies and community organizations within the Ventura region.

VCREA, in partnership with the Southern California Gas Company and Southern California Edison Company, also maintains and staffs the Ventura County Energy Resource Center (VCERC), a central clearinghouse for energy information in Ventura County, designed to assist public agencies, businesses, and residential customers find information and appropriate resources to enhance responsible and efficient use of energy resources. The VCERC is funded by California utility ratepayers. Additional VCREA services and programs include: an energy newsletter and website; training seminars; participation in community outreach events; technical services; connecting business and residential customers to utility programs, and incentives and rebates. The VCREA website hosts a website with County programs like the Home Energy Resources Program, the Weatherization and Home Energy Repair Program, and Comprehensive Manufactured Home Program as well as a links to programs for the Southern California Edison and Southern California Gas Company rebate programs. <https://www.vcenergy.org/services/residents/energy-saving-resources/>.

# Appendix A: Review of Past Accomplishments

## A. Evaluation of the 2014-2021 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies, and programs of the previous housing element, adopted in 2012 and evaluates the degree to which these programs have been implemented during the previous planning period, 2014 through the end of 2020. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2021 Housing Implementation Programs.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 presents the City's accomplishments in achieving affordable housing.

Table A-3 summarizes the City's progress toward its 5<sup>th</sup> cycle RHNA.

**Table A-1: Program Review**

	Program	Program Objective	Accomplishments	Future Policies and Actions
1	<p><b><u>Housing Preservation Loan Program</u></b></p> <p>The City, through contract with a non-profit entity, and in coordination with the Housing Authority, administers the Housing Preservation Loan Program (HPP) to assist lower-income homeowners in repairing or upgrading their owner-occupied units. HPP offers assistance to owners of single-family homes and multi-family properties of up to four units (with assistance only to the owner-occupied unit).</p>	<p>Assist 12 households through the Housing Preservation Loan Program and through lead-based paint abatement grants.</p> <p>The HPP is currently on hold for new applicants; however, the City's objective is to re-open this program to new applicants by 2014 pending fund allocation from the City.</p>	<p>In 2014, CD staff and Housing Authority reviewed program guidelines. Reopening HPP project has since been on hold on for further consideration of broader strategy of Affordable Housing Program: 1) retain (maintain/rehab); 2) grow (expand what we have acquisition/rehab); and 3) produce new housing.</p> <p>In Calendar year 2020, Habitat for Humanity of Ventura County assisted 2 homes with owner-occupied housing services through the use of CDBG funding.</p>	<p>The City will explore funding to provide rehabilitation assistance. A new program is included in the 2021-2029 Housing Element.</p>
2	<p><b><u>Housing Code Enforcement Program</u></b></p> <p>The City currently administers the Housing Code Enforcement Program to preserve and maintain the livability and quality of neighborhoods in Ventura. Under this program, code enforcement/neighborhood preservation staff investigates violations of health, safety, and property maintenance standards. When violations are identified or cited, staff encourages eligible property</p>	<p>Continue programs. Produce at least 1,000 Resale Reports each year.</p> <p>Continue to encourage applicants to legalize residential units under the Second Unit Amnesty Permit Program before the application deadline date of the end of calendar year 2013. Permit 100 units under this program, with all final</p>	<p>Beginning in 2011, Building Records Disclosure Report (BRDR) Program started to ensure full disclosure of permitted building activity prior to transfer of property, both buyer and seller acknowledge receipt of permit information. During reporting period, 8,886 Building Records Disclosure Report were processed.</p> <p>During term of Amnesty program, 109 2nd units/ADU's were permitted.</p> <p>There are no statistics available on number of Resale Inspection Reports.</p>	<p>The 2021-2029 Housing Element includes a program to consider the amnesty of ADUs if needed.</p>

**Table A-1: Program Review**

	Program	Program Objective	Accomplishments	Future Policies and Actions
	owners to seek assistance through the Housing Preservation Loan Program. The City also administers the Resale Inspection Program and the Second Unit Amnesty Permit Program.	inspections carried out by June 30, 2014.		
3	<p><b><u>Condominium Conversion Ordinance</u></b></p> <p>As a means to preserve the rental housing stock, the City has in place a Condominium Conversion Ordinance. The Ordinance requires findings that a proposed conversion would not adversely affect the supply and availability of rental housing in Ventura or a specific area of the City. It further requires that if the vacancy rate is below 5%, new rental units must be constructed by the applicant to equal or exceed the number of units proposed to be converted. The developer is also required to pay relocation assistance to displaced residents.</p>	Continue to enforce the condominium conversion ordinance.	There were no Condo Conversions proposed during the HE reporting period.	This is part of the City's Municipal Code and is not considered a housing program in the 2021-2029 Housing Element.
4	<p><b><u>Section 8 Rental Assistance</u></b></p> <p>The Section 8 rental assistance program extends rental subsidies</p>	Continue to advocate for the Housing Authority's Section 8 rental assistance program and encourage rental	The Housing Authority is authorized for 1,550 vouchers as of December 2020. The Housing Authority applies for	This program continues to be an important resource to very low income

**Table A-1: Program Review**

	Program	Program Objective	Accomplishments	Future Policies and Actions
	to extremely-low- and very low-income households, including families, seniors, and the disabled. The Section 8 program generally offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e., 30% of household income). The program allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost (at an amount that is no more than 40% of their income). Given the continued need for rental assistance, the City supports and encourages the Housing Authority to seek additional subsidy funding, if offered by HUD.	property owners to list available units through the program.	additional vouchers that become available, but this is very limited.	households and is included in the 2021-2029 Housing Element.
5	<b><u>Preservation of Assisted Housing</u></b> State law requires jurisdictions to include in their housing elements a program to preserve publicly-assisted low-income housing projects at risk of conversion to market-rate uses. As of 2013, the City has a combination of 499	Monitor at-risk units through contact one year prior to expiration; pursue options to purchase affordability covenants on all or portion of at-risk units; conduct tenant notification by notifying tenants at least one year prior to potential conversion	The City continues to monitor units for expiration, and to assist in the re-sale of income-restricted units to income-qualified buyers.  During the reporting planning period, the following projects were no longer restricted by covenants:	This program is updated and included in the 2021-2029 Housing Element.

**Table A-1: Program Review**

	Program	Program Objective	Accomplishments	Future Policies and Actions
	<p>assisted or regulated rental units in its jurisdiction. Of these projects, the Housing Authority monitors 19 participating properties, 6 of which contain units determined to be at risk of conversion to market-rate housing during the planning period (before 2021): 152-162 Bell Way (2 units); 664 Riverside (2 units); Garden Estates (26 units); Kalorama Apartments (6 units); Olive Street (4 units); and Vince Tri-Plex (3 units).</p>	<p>to market-rate housing, providing information regarding tenant rights and conversion procedures should an owner decide to convert his/her property to non-low income use, then offering tenants information regarding Section 8 rental subsidies and other available assistance through City and County agencies as well as non-profit organizations; Study creation of a 1:1 replacement program and a funding mechanism for at-risk units that convert to market rate units, meaning that, for each unit that drops off the City's list of publicly-assisted low-income housing, the City would replace that unit with either a rental or owner-occupied publicly-assisted low-income unit within a certain time frame.</p>	<p>72-82 W. Ramona St (3 units)  152-162 Bell Way (3 units)  230, 236, 242 Ramona St (4 units)  The Kalorama Apartments were at-risk of conversion but extended their contract to 2028.</p>	

**Table A-1: Program Review**

	Program	Program Objective	Accomplishments	Future Policies and Actions
6	<p><b><u>Mobile Home Park Rent Stabilization Ordinance</u></b></p> <p>Recognizing that mobile homes provide affordable housing for many seniors and lower income families (including some with extremely-low-incomes), the City has enacted the Rent Stabilization Ordinance to ensure their continued affordability. The City's Mobile Home Park Rent Stabilization Ordinance covers 1,880 rentable spaces. Subject to certain exceptions for extraordinary capital improvement expenditures, mobile home parks may only apply for rent increases once annually. The formula for calculating rent increases is complex, but the average increase is capped at 5% per year, excluding capital improvements. The ordinance has been successful in maintaining the affordability of mobile homes, particularly for seniors, who comprise the majority of the City's mobile home park residents.</p>	<p>Seek new funding/grant opportunities to continue program.</p>	<p>Maintained the annual cap on the base rent (it is based on CPI), excluding capital improvements.</p> <p>To administer the ordinance and recover through fees, the City conducts the annual fee study and park residents and park owners share the cost of the fees per space in a mobile home park. The fee was proposed to be higher this year, but City Council did not adopt the full cost of the fee (they approved a reduced amount) in order to keep fees a little lower and not exceed a certain % increase.</p>	<p>This program is included in the 2021-2029 Housing Element.</p>



**Table A-1: Program Review**

	Program	Program Objective	Accomplishments	Future Policies and Actions
7	<p><b><u>Mobile Home Park Preservation</u></b></p> <p>The City has an established Mobile Home Park (MHP) zoning designation. For those parks that have been designated for mobile home park use, a zone change would be required should a property owner desire a change in use. Additionally, with a mobile home park (MHP) zoning designation in place, a park owner seeking closure or change of use would initially be required to justify a zone change to the Planning Commission and City Council, and also comply with City and State regulations governing park closures.</p>	<p>Continue MHP zoning designation to maintain viable mobile home parks. The City will study the feasibility of creating a "seniors only" zoning designation for mobile home parks within a 2-year time period. This study would be funded through the General Fund, as directed by Council through the Community Development Work Plan</p>	<p>In 2013, City Council issued a moratorium on the conversion of 9 of Ventura's 16 mobile home parks that operate as "seniors" parks. On September 14, 2015, the Ventura City Council adopted Ordinance No. 2015-010, establishing a Seniors Mobile Home Park Overlay zone (MHPS), which applies to eight (8) of Ventura's sixteen (16) Mobile Home Parks.</p>	<p>This program is included in the 2021-2029 Housing Element.</p>
8	<p><b><u>Mobile Home Park Resident Ownership Program</u></b></p> <p>The State's Department of Housing and Community Development offers the Mobile Home Park Resident Ownership Program (MPROP) to assist resident organizations, non-profit housing providers, or local public agencies to acquire and own mobile home parks. This program</p>	<p>Provide information on the MPROP program to interested mobile home park tenants, as well as contacts at non-profit organizations active in mobile home park purchase. Where parks are deemed economically viable, the City will support applications for funding through MPRO, and will</p>	<p>This is an old (1988) program – City issued 15 loans of \$10,000 and \$15,000 to Country Estates MHP residents to purchase a share in the Owners Association. Loans are deferred due to sale of Certificate representing a share of stock in the OA. The loans may be assumed by a HOME eligible purchaser. The loans do not accrue interest and are forgiven after 30 years.</p>	<p>This program is not included in the 2021-2029 Housing Element.</p>

**Table A-1: Program Review**

	Program	Program Objective	Accomplishments	Future Policies and Actions
	offers short-term and long-term loans, which may be used for the purchase (conversion), rehabilitation, or relocation of a mobile home park. The loans available include: short-term conversion loans at 3% simple annual interest for up to 3 years and long-term blanket loans at 3% simple annual interest for up to 30 years. In addition, long-term individual loans are offered at 3% simple annual interest to low-income residents of a mobile home park that has been converted, to ensure housing affordability when the resident buys a space in the park. The City has utilized HOME funds in the past to assist residents in acquiring the Country Estates Mobile Home Park.	assist park purchase with local resources as available.	Any loans repaid are to be payable to the City of Ventura who will process the deposit and send the original Promissory Note marked "Paid in Full" to the borrower.  There was no additional activity (no more loans) with this MHP and no evidence the program was extended to other MHPs.	
9	<b><u>Mobile Home Rehabilitation Grant Program</u></b>  The Housing Authority administers the City's Mobile Home Rehabilitation Grant Program.	Assist an average of 15-30 households per year (an approximate average of 120 units assisted over a six-year period).	Fifteen (15) MHRGP grants were completed every year from 2014 to 2020 (105 total), providing funding for critical repairs and improvements to low-income owner-occupied mobile home units.  Starting 2018, grants were completed through the CDBG program.	This program is included in the 2021-2029 Housing Element.

**Table A-1: Program Review**

	Program	Program Objective	Accomplishments	Future Policies and Actions
	Funded with HUD Community Development Block Grant (CDBG) monies, the program offers loans of up to \$5,000 to low and moderate-income mobile homeowner-occupants in Ventura, some of whom may have extremely low incomes.			
10	<p><b><u>Rental Acquisition and Rehabilitation Program</u></b></p> <p>Under this program, the City assists eligible non-profit organizations or public agencies in acquiring deteriorating and/or problem rental properties. These entities in turn coordinate the rehabilitation, maintenance and management of the project. After rehabilitation, affordability restrictions are placed on the units. This is a means of transforming residential structures in deteriorated condition to longer-term affordable housing for families and/or special needs households. In the past, the City has utilized the acquisition/ rehabilitation approach on a limited, project-by-project basis.</p>	Continue to seek opportunities for rehabilitation of deteriorating rental properties in locations that contribute to overall neighborhood revitalization.	<p>The City assisted the rehabilitation of 136 units for low-income occupants through the Housing Authority during the planning period.</p> <p>In 2013, approximately \$300K in HOME funding was provided to the Housing Authority for acquisition/ rehab of two (2) distressed property units in Peppertree Condominiums. In 2014, an additional \$150K in HOME was provided for the acquisition/ rehab of a 3rd unit. All 3 newly restricted units are occupied by low-income families.</p> <p>In 2015, the Housing Authority began its Johnson Gardens RAD rehabilitated project, converting 101 public housing units to low-income rentals. With a new regulatory agreement on the property, 101 new units were created with a new affordability period, and the aging,</p>	This program is included in the 2021-2029 Housing Element.

**Table A-1: Program Review**

Program		Program Objective	Accomplishments	Future Policies and Actions
	With a potential project on the Westside, the City is utilizing acquisition/rehabilitation as part of an overall strategy for neighborhood revitalization.		<p>outdated units were substantially rehabilitated.</p> <p>In 2019, the city's Housing Authority purchased a deteriorated 32-apartment mixed-use building with multiple Code Enforcement cases. In 2020, the HACSB was awarded HomeKey funding for the renovation of the dilapidated building, which is located in the City's Westside community, a HUD-identified Neighborhood Revitalization Strategy Area (NRSA). HACSB anticipates the rehabilitation project to be completed and occupied in 2021.</p>	
<b>11</b>	<p><b><u>Workforce Housing</u></b></p> <p>Approximately 39% of Ventura households earn lower incomes (80% or less of County median family income). Many of these are working families with wage earners in low-paying occupations, including retail workers, service workers, and farm laborers. Because of their limited income, over half of the city's lower income households overpay for housing. Therefore, a significant portion of these residents may not be able to afford their housing costs.</p>	Provide financial and regulatory incentives to increase the supply of housing affordable to Ventura's lower income workforce.	<p>The City assisted the addition of 60 units for Ventura's lower income workforce.</p> <p>In 2014, construction was completed on Phase I of the Snapdragon Place Apartments, providing 28 units of CDBG assisted very-low income/ workforce housing.</p> <p>In 2015, construction was completed for a site at the Vince Street project to provide 10 CDBG &amp; HOME assisted SRO units for homeless veterans.</p> <p>In 2019, construction of the Snapdragon project was completed, providing 22</p>	This program is included in the 2021-2029 Housing Element.

**Table A-1: Program Review**

	Program	Program Objective	Accomplishments	Future Policies and Actions
	The City can work in partnership with both for-profit and non-profit developers, as well as the Housing Authority in providing affordable housing for working families in Ventura.		units of extremely-low, very-low, low-income, and veteran units.	
12	<p><b><u>Homebuyer Assistance</u></b></p> <p>The Housing Authority administers the City's Home Buyer Assistance Program (HBAP), which offers low-interest, deferred payment loans of up to \$80,000 for lower-income (80% of County median income or lower) first-time homebuyers.</p>	<p>Evaluate HAP Program guidelines and outside funding opportunities. Assist 1-2 households on an annual basis after program reopens; advertise program.</p> <p>Assist approximately 16 potential first time homebuyers within Ventura city limits in utilizing the WISH and IDEA programs by directing them to a participating local bank and to homebuyer counseling programs, certifying income and first time homebuyer requirements, and providing application preparation assistance.</p>	<p>In 2014 and 2015, there was no funding available for the HBPA but the Housing Authority publicized the WISH and IDEA programs.</p> <p>Beginning 2016, the City partnered with the Ventura County Community Development Collaborative (VCCDC), which promotes homeownership through financial coaching, lending, and realty services. VCCDC assists with marketing efforts for the City's Inclusionary Housing units, and also provides homeowner workshops for residents in Ventura's Westside community, a HUD-designated Neighborhood Revitalization Strategy Area.</p>	The City will pursue funding or explore other opportunities to provide homebuyer assistance. This program is modified in the 2021-2029 Housing Element.
13	<p><b><u>Inclusionary Housing Ordinance</u></b></p> <p>Inclusionary zoning is a tool that can be used to integrate</p>	Continue to implement the inclusionary ordinance and monitor its effectiveness throughout planning period.	The City's Inclusionary Housing Ordinance does not require affordable units in rental projects, reflecting case law. When the State enacted legislation	This program is included in the 2021-

**Table A-1: Program Review**

	Program	Program Objective	Accomplishments	Future Policies and Actions
	affordable units within market-rate residential developments. In 2006 the City adopted an interim inclusionary housing ordinance to require that new market rate developments include the production of income-restricted, affordable units as part of the project, including price-restricted units for very low, low, and/or moderate-income households.	Amend Density Bonus Ordinance such that additional units allowed under this ordinance can be counted towards determining the required number of inclusionary units, and repeal Section 24.445.030 of the Ordinance in order to comply with State Density Bonus law.	to allow inclusionary housing to be required for rental projects, the City needed to update its ordinance. An amendment was planned for 2018-19, but was not completed. The City Council has prioritized completion of the update in FY 2021-2022.	2029 Housing Element.
14	<p><b><u>Second Units</u></b></p> <p>The City will continue to facilitate the construction of new second units through regulatory incentives.</p>	Facilitate development of at least 8 second units annually through information provided at the public counter and on the city website. Attend neighborhood council meetings and regional realtor and contractor association meetings to educate them on the City's regulations regarding both new and existing second units and their financial and processing advantages. Monitor and report on the effectiveness of this program	<p>Between 2014 and 2020, 57 new ADUs/second units were permitted and completed.</p> <p>Also, in 2017 the City approved an Accessory Dwelling Unit ordinance, which allowed ADUs in multiple zones in addition to the R-1 zone and eliminated the minimum lot size requirement. The City's regulations require updating based on new 2020 and 2021 State laws.</p>	This program is included in the Housing Element.

**Table A-1: Program Review**

Program		Program Objective	Accomplishments	Future Policies and Actions
		in the City's annual General Plan Progress Report.		
15	<p><b><u>Non-Traditional Housing</u></b></p> <p>The City recognizes the changing housing needs of its population, including a growing number of non-family households, aging seniors in need of supportive services, and single-parent families in need of childcare and other services. Many of these persons are likely to have extremely low incomes. To address such needs, the City can adopt development standards which facilitate the provision of non-traditional housing to meet the unique needs of residents, including co-housing, assisted living for seniors, and live-work developments.</p> <p>In the past six years the City has adopted form-based codes that serve to facilitate the development of non-traditional housing types, including low-income housing, co-housing, second units, special residences (i.e. assisted living facilities), and</p>	Continue efforts to facilitate the development of nontraditional housing types, including cohousing, assisted living facilities, and live/work units, through the development, adoption, and implementation of form based codes and adoption of a new Density Bonus Ordinance that will conform to the State Code.	<p>In 2015, the City held a series of meetings with interest groups to prepare for the Community Workshop including, but not limited to, County agencies, faith based groups, the Chamber of Commerce/ business community, and homeless activist/advocacy groups. The City continued to be an active partner with the Homeless 2 Home collaborative with Project Understanding, Salvation Army, The Turning Point Foundation and the Downtown Ventura Partnership. Also, in 2016, the City partially funded a family reunification program and a rental subsidy program.</p> <p>The Housing Authority assists Ventura residents in participating in the Ventura County Homeshare Program. The Homeshare vision is to match an adult who is seeking affordable housing with a home provider who has a home with rooms to share. In 2016, the City allocated CDBG funding to the program.</p> <p>Construction of a 300-unit development (Portside Ventura) that includes 30</p>	This program is included in the 2021-2029 Housing Element.

**Table A-1: Program Review**

	Program	Program Objective	Accomplishments	Future Policies and Actions
	live-work units. Additionally, the City is in the process of adopting a new Density Bonus Ordinance that will conform to the State Code.		live/work units as well as other income-restricted units.	
16	<p><b><u>Other Housing Options</u></b></p> <p>This new program has been introduced because the City recognizes the importance of pursuing various alternative or previously unutilized sources of funding for housing such as participation in the Ventura County Housing Trust Fund. To address the growing imbalance between jobs and housing, the Ventura County Economic Development Association (VCEDA) formed the Housing Task Force "HOME" in 1999 to work for the creation of more affordable well-constructed and appropriately located workforce housing in Ventura County.</p>	<p>Pursue various alternative or previously unutilized sources of funding for housing such as participation in the Ventura County Trust Fund. Evaluate the effectiveness of this program during the City's final year of payment to determine performance/successes and then seek City Council consideration to fund another 4 years with installment plan.</p>	<p>The City continued paying on its 5-year commitment of \$200,000 to VCHTF, with the 4<sup>th</sup> and 5<sup>th</sup> \$40,000 payments made in August 2014 August 2015. In 2014, the VCHTF had raised about \$1.7M toward State \$2M match; loaned \$1.66M to six projects creating 94 units of affordable housing, \$610K of which was loaned to three projects (50 total affordable units) located in Ventura.</p> <p>In 2018, the City committed \$250,000 to the Ventura County Housing Trust Fund, to be paid over a five-year period. In 2019 and 2020, the City made its second and third of five \$50,000 installments to the Housing Trust Fund. In 2020, HTFVC successfully applied for and received matching funds from Proposition 1.</p> <p>Of the over \$9 million in loans the Housing Trust Fund has issued since 2012, providing assistance in development of 365 affordable housing units in Ventura County, nearly \$750,000 has been invested in City of Ventura</p>	<p>The Housing Trust Fund is included in the 2021-2029 Housing Element.</p>



**Table A-1: Program Review**

Program		Program Objective	Accomplishments	Future Policies and Actions
			projects, creating 56 new units of very low and low income housing.	
17	<p><b><u>10-Year Strategy to End Homelessness</u></b></p> <p>The City of Ventura was an active participant in the development (and funding) of the original 10-year Strategy to End Homelessness.</p>	<p>Continue to advocate and support the recommendations in the Strategy; actively participate in oversight of activities via the interagency Council on Homelessness for Ventura County; work closely with the Ventura County Homeless and Housing Coalition; invite the Ventura County Homeless and Housing Coalition to prepare an annual progress report on the 10-Year Strategy to End Homelessness and present it to the City Council; where appropriate, incorporate recommendations from the annual progress reports into the next update of the Housing Element.</p>	<p>In an effort to expand a regional approach to reach comprehensive solutions in Ventura County, the cities of Ventura and Oxnard came to a contractual agreement in October of 2014 to share the Community Services manager position. The purpose of the shared arrangement is to have consistent policy and program implementation in Ventura County's two cities with the highest populations of homeless people.</p> <p>In April 2016, the City held a Community Homelessness Workshop, which led to City Council, in July 2016, directing staff to explore zoning changes to allow for services and shelter to be co-located in the same place, with a Conditional Use Permit (CUP). Council further directed staff to seek resources to help pay for the CUP. In 2015, in preparation for the April 2014 Community Homelessness Workshop, the City held a series of meetings with interest including, but not limited to, County agencies, faith based groups, the Chamber of Commerce/ business community, and homeless activist/advocacy groups.</p>	<p>This program is included in the 2021-2029 Housing Element.</p>

**Table A-1: Program Review**

Program	Program Objective	Accomplishments	Future Policies and Actions
		<p>In March 2017, City Council approved an Emergency Shelter Zoning Ordinance and Map Amendment, Case No. OA-1-17-3866, that established an overlay district (Emergency Shelter Overlay District) that will provide a location where emergency shelters, with full supportive services, can be established with a Conditional Use Permit.</p> <p>In September 2018, Council approved an MOU on "Ventura Countywide Homelessness" and adopted a declaration of a Shelter Crisis Resolution.</p> <p>In June 2018, City Council approved \$600,000 in funding for the acquisition and tenant improvements for the ARCH, a 55-bed year-round shelter property located in the City of Ventura. The shelter project is a collaboration of Ventura County, the neighboring City of Oxnard, and the City of Ventura. The shelter facility will be owned and maintained by the County, with the cities of Oxnard and Ventura providing for the ongoing operations of the program. The ARCH opened in February 2020. Due to COVID-19 the number of beds have decreased to 32 for proper social distancing. Two outreach workers</p>	

**Table A-1: Program Review**

Program	Program Objective	Accomplishments	Future Policies and Actions
		<p>dedicated to the City of Ventura focus on proactive engagement to build relationships/trust and work on getting individuals to accept housing.</p> <p>In September 2018, Council approved an MOU on "Ventura Countywide Homelessness" and adopted a declaration of a Shelter Crisis Resolution</p> <p>On October 29, 2018 City Council authorized the reallocation of \$160,000 in Measure O funds previously designated for the Year-Round Homeless shelter acquisition/improvement costs to the 2018/2019 Homeless Pilot Shelter.</p> <p>On June 03, 2019, City Council approved the Lease with the County, Financial Agreement with the County and the Mercy House Operator Contract for the first year-round permanent 55 bed shelter the ARCH in Ventura.</p> <p>On September 28, 2020 City Council approved the subrecipient award of the Homeless Housing Assistance &amp; Prevention Program Grant for \$284,452 funding an additional proactive outreach worker partnership with the County and a peer support outreach worker with a local non-profit for two years.</p>	

**Table A-1: Program Review**

Program		Program Objective	Accomplishments	Future Policies and Actions
			In January, on the 25 <sup>th</sup> , 27 <sup>th</sup> , and 28 <sup>th</sup> , the Foul Weather Shelter was activated sheltering, on average, 20 unhoused individuals each night for the three evenings in local motels. The shelter is activated on nights with temperatures projected under 40 degrees or rain over half an inch.	
18	<p><b><u>Infill First Strategy</u></b></p> <p>The “Infill-First” Strategy is articulated in the 2005 General Plan. This strategy is intended to guide the update of the City’s development code. The form-base codes of the Saticoy Wells Community, Downtown, Parklands, and UC Hansen Specific Plans, and the Victoria Corridor and Mid-town Corridors Development Codes are specific accomplishments to date. Additionally, Policy 3.1 of the Housing Element recommends that the City maintain an up-to-date inventory of vacant and underutilized parcels and provide it to interested developers in conjunction with information on available development incentives.</p>	<p>Continue to implement Infill-First Strategy.</p> <p>Utilize site assembly and the City’s flexibility to encourage lot consolidation to help facilitate infill development. Maximize opportunities for higher density residential and mixed uses (e.g. 30 units per acre). Prepare up-to-date inventory of vacant and underutilized parcels to be made available to the public, in conjunction with information on available development incentives, every two years or as needed.</p> <p>Host a public outreach event once every two years upon release of each updated</p>	In 2015, the City completed the Housing Element Land Inventory (HELI) update.	This program is included in the 2021-2029 Housing Element.

**Table A-1: Program Review**

Program		Program Objective	Accomplishments	Future Policies and Actions
		inventory in order to help publicize this information		
19	<p><b><u>Transitional/Supportive Housing and Emergency Shelters</u></b></p> <p>Transitional/supportive housing is typically defined as temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing or for youth that are moving out of the foster care system. An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis. The Continuum of Care Gaps Analysis shows a significant unmet need for shelter beds both Countywide and in the City. Both types of facilities address the needs of extremely-low-income persons and households.</p> <p>Senate Bill 2 of 2007 strengthened planning requirements for emergency shelters and transitional/supportive housing. Compliance with SB 2 requires: 1)</p>	Continue to support organizations that meet the housing and supportive service needs of the homeless and those at risk of homelessness.	Ventura partnered with the City of Oxnard and the County of Ventura on a four month seasonal warming shelter (operated by the Society of St. Vincent de Paul). Shelter services were provided from 12/01/13 through 03/31/15. In 2015, the seasonal emergency shelter program (Winter Warming Shelter) lost its long time operator, the Society of St. Vincent DePaul. Although SVdP did not run the shelter, it contributed \$50,000 to the budget. The cities of Ventura and Oxnard, along with the County of Ventura worked to create a new operations team. Advanced Technical Tactics Institute and the Downtown Ventura Organization provided a seamless operations transition for 2015 and 2016 – including raising more than \$28,000 from the community, allowing the addition of 2 extra weeks of service to the program. More than 100 unduplicated Ventura residents are served annually by the program. The 2017-2018 Winter Warming Shelter was operated at the Ventura Armory from December 2017 through March 2018.	The program is included in the 2021-2029 Housing Element.

**Table A-1: Program Review**

Program	Program Objective	Accomplishments	Future Policies and Actions
<p>at least one zone to be identified to permit emergency shelters without a conditional use permit or other discretionary action or, 2) a demonstration that the need for emergency shelters can be accommodated in existing shelters or through a multi-jurisdictional agreement. SB 2 also provides that transitional and supportive housing constitute a residential use, which is subject only to those restrictions that apply to other residential uses of the same type in the same zone. Clarifications to the City's zoning code ensure that transitional and supportive housing is permitted in the manner prescribed by SB 2. Emergency shelters are currently allowed by-right in the M-1 and M-2 zones without a Use Permit and allowed with a Use Permit in multi-family residential zones. In addition, the City treats transitional/supportive-housing similar to other residential uses of the same type in the same zone.</p>		<p>In September 2018 City Council approved an MOU with the County of Ventura and the City of Oxnard for the Governance and Oversight of a pilot Foul Weather Shelter program. Council redirected \$160K from the Year-Round Homeless shelter acquisition/improvements to the Homeless Pilot Shelter, which will be located Oxnard's former armory. The Homeless Pilot Shelter was renamed the Temporary Emergency Shelter and opened at the Oxnard Armory in January 2019 with support from the City of Oxnard and the County of Ventura. There were 100 beds and about a third of the beds were filled with Ventura homeless individuals. The funding provided from the tri-party agreement supported the pilot shelter nightly through the fiscal year. The City of Oxnard hired staff to run the shelter, and County and Ventura City Staff assisted with management.</p> <p>In the 2018-2019 program year, the West County regional shelter, located this year in Oxnard provided shelter to 438 unduplicated participants, of which, 96 reported to be from Ventura. Additionally, Our Place Safe Haven shelter, located in the city of Ventura and</p>	

**Table A-1: Program Review**

	Program	Program Objective	Accomplishments	Future Policies and Actions
			<p>operated by Turning Point, reported serving 81 unduplicated participants.</p> <p>The Winter Weather Response Plan was activated in 2020/21 for evenings under 40 degrees or with 0.5 inches or more of rain projected overnight. It activated for three days this season. Our Place Safe Haven, River Haven, and the Salvation Army Shelters are ongoing.</p>	
20	<p><b><u>Farmworker Housing</u></b></p> <p>The vast majority of farm laborers in the greater Ventura area are permanent non-migrant and seasonal laborers, and most are likely to fall within the extremely-low-income category. As such, the housing needs of most farm workers are most appropriately addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes. The 2014-2021 Housing Element proposed a program (#11 Workforce Housing) to increase the supply of affordable housing for lower-income workers, including</p>	<p>Continue to implement the City's Zoning Regulations and encourage developments that offer affordable housing to farm workers and their families.</p>	<p>In 2012, a \$300,000 CDBG grant was provided to Cabrillo Economic Development Collaborative for the acquisition of a site for its Snapdragon Place Apartments Phase I project. Housing units are for very-low income and workforce housing; 25 of the 28 Phase 1 units are set aside for farmworker households Phase 1 was completed in 2015. Also</p> <p>in 2015, a \$475,000 in HOME funds was awarded to Cabrillo Economic Development Corporation (CEDC) for construction of Snapdragon Place Apartments Phase II project. In 2019, an additional \$343,000 in HOME funds was awarded to the Phase 2 project. Phase 2 of Snapdragon Place was completed in</p>	<p>This program is included in the 2021-2029 Housing Element.</p>

**Table A-1: Program Review**

Program	Program Objective	Accomplishments	Future Policies and Actions
<p>permanent farm laborers. Under this program, the City will provide financial and regulatory incentives to nonprofits, private developers, and public agencies to support affordable housing development.</p> <p>In terms of housing for the migrant farm worker population, the City currently permits farm employee housing in the Agricultural (A) zoning district without a use permit. (Farm employee housing may also be occupied by non-migrant workers.) To provide for additional sites for migrant farm worker housing, the City has adopted policies that enable the development of farm worker housing by incorporating this objective in community plans and other coding efforts where agricultural production is within the contextual framework.</p> <p>The City has also amended the Zoning Regulations to ensure compliance with the Employee Housing Act (Health and Safety</p>		<p>2019. Snapdragon Phase II includes units that are set-aside for veterans.</p> <p>Housing Authority completed its Rancho Verde that includes 24 units of farmworker housing, and phase I of the Westview Village project that includes workforce housing.</p>	



**Table A-1: Program Review**

	Program	Program Objective	Accomplishments	Future Policies and Actions
	Code Section 17021.5 and 17021.6).			
21	<p><b><u>Adaptive Reuse Ordinance</u></b></p> <p>The conversion of outmoded buildings can provide the opportunity for new residential uses within a community. Adaptive reuse projects have typically involved old school buildings, hospitals, train stations, and other public buildings; inns and hotels; and warehouses, factories, and other industrial buildings. Hotels and schools have been converted to apartments, and industrial buildings have turned into live/work spaces. As a housing strategy, adaptive reuse can introduce housing into non-residential areas, restore buildings to a useful purpose, or provide live/work space at a reasonable cost. Such projects can help to address the needs of extremely low- income persons and households.</p> <p>The City can adopt an adaptive reuse ordinance to further articulate modified development</p>	<p>In 2013-2014, the City will evaluate the effectiveness of the City's nonconformity regulations and determine if provisions for an adaptive reuse ordinance with tailored development standards and building codes should be adopted. Consideration of an ordinance amendment would include technical review with local developers and builders, public outreach, and a local adoption process in 2014-15.</p>	<p>In the Summer of 2014 and 2015, a Community Development intern conducted an assessment of nonconformity regulations, prospective Ventura projects, and best practices from other jurisdictions. Study results were presented to City staff, developers, architects, etc. in discussion about feasibility of implementing an Adaptive Reuse ordinance. A draft Adaptive Reuse Ordinance was prepared in 2015. Assessment of the feasibility of such an ordinance in Ventura was considered in 2017. It was determined that constraints such as a limited area the ordinance would be applicable to (the downtown area, 90% of which is within the Coastal Zone) and few opportunities for implementing the ordinance, would yield little value for the effort.</p>	<p>The City will explore this option again and includes that as a program in the 2021-2029 Housing Element.</p>

**Table A-1: Program Review**

Program		Program Objective	Accomplishments	Future Policies and Actions
	<p>standards and building codes to facilitate additional adaptive reuse projects. When public buildings are involved, the City may assist by expediting the property transfer and supporting the rehabilitation process with loans, grants, and/or rent subsidies where needed.</p> <p>The City may also support organizations/developers seeking historical tax credits and related funding sources for adaptive reuse.</p>			
22	<p><b><u>Use of City- /Publicly-Owned Land for Affordable Housing</u></b></p> <p>As a community approaching build-out, the City has few remaining vacant sites for new residential development. The relative scarcity of vacant land necessitates the use of alternative mechanisms for providing sites for housing. One such mechanism is the use of City-owned or publicly-owned land, such as parking lots, for affordable housing. To facilitate infill and affordable housing development, the City</p>	<p>Maintain an inventory of City-owned sites, as well as downtown development opportunity sites; potentially provide assistance with site assembly and land write-downs to selected developers in exchange for the provisions of affordable units, including extremely low-income housing where feasible, evaluate program effectiveness in 2014 after the Successor Agency Long Range Property</p>	<p>The Long-Range Property Management Plan, which comprises remnant properties formerly owned by the Redevelopment Agency (RDA), was approved in Spring 2014 and RFP process was begun. City-owned properties are included in the Surplus Properties Program, which is currently inactive.</p> <p>In 2015, project proposals for two sites were accepted and sales agreement were executed. One of the two sites will include development of housing including restricted units; the other site will not include housing. By 2016, project proposals for four sites were accepted</p>	<p>This program is included in the 2021-2029 Housing Element.</p>

**Table A-1: Program Review**

Program	Program Objective	Accomplishments	Future Policies and Actions
<p>could lease appropriate City-owned properties on a long-term basis to housing developers in exchange for a long-term commitment to maintain the units (or a portion of the units) as affordable housing. As part of the Downtown Housing Strategy, the former Redevelopment Agency (now the Successor Agency) had identified Agency owned sites, as well as other opportunity sites for potential development with affordable and mixed income housing in the Downtown.</p> <p>With the demise of the Redevelopment Agency, pursuant to Assembly Bill 1x 26 (AB1x26) and Assembly Bill 1484 (AB1484), the identified Agency properties will be part of a Long Range Property Management Plan (Plan) which is mandated by certain requirements by the State of California. Based on the Plan, if the identified properties become part of the City-owned property inventory then they could be utilized as potential sites for</p>	<p>Management Plan is approved and any approved identified properties for use by the City are transferred.</p>	<p>and sales agreements were in process. One of the four sites, Mar Y Cel, is a mixed-use project with 140 units of housing, including 6 low-income and 8 very-low income, and over 6,000 square feet of commercial.</p> <p>In 2016, the State transferred to the City the vacant site located adjacent to the Veterans Home of California – Ventura. The City Council accepted the Grant Deed and authorized a Declaration of Restrictive Covenant. In 2018, City Council selected a developer for the approximately 9.68-acre lot. The Ventura Veterans Home development is set to start construction in 2021. This is the City's first project approved under the streamline planning approval process under Senate Bill 35. The 122-unit project will include 1-bedroom, 2-bedroom, and 3-bedroom units, 60 of which will be for Extremely-Low Income, 60 for Very-Low Income, and 2 manager units. The City has one former Redevelopment Agency site remaining that is in negotiation for development.</p> <p>As of December 2020, two former Redevelopment Agency owned parcels, or Site #7 on the Successor Agency's</p>	

**Table A-1: Program Review**

Program		Program Objective	Accomplishments	Future Policies and Actions
	development inclusive of affordable housing.		Long Range Property Management Plan, have been marketed to Affordable Housing Developers and responses are under review. Site #7 combines with two City-owned parcels to achieve a marketable sized property in the Downtown Ventura area.	
23	<p><b><u>Affordable Housing Program</u></b></p> <p>The City currently has in-place an Affordable Housing Program, which was adopted in 1988 and aims to encourage private housing developers to provide affordable housing, including units for extremely-low-income persons and households. Under this program, various incentives are offered, such as density bonuses or equivalent incentives, and development agreements for 100% affordable housing and inclusionary housing projects.</p>	Pro-actively advertise the updated Program through creation of a brochure geared towards developers, and the addition of information on the City's website by December 2014, after which the City will monitor and respond as necessary if State density bonus law is updated.	<p>In 2016, the City implemented the sales effort for two projects, each with twelve units of income-restricted Inclusionary Housing. Revised and updated affordability agreements and procedures helped ensure the housing can be maintained for the duration of the affordability period.</p> <p>The Inclusionary Housing Ordinance update will include updating the Affordable Housing Program.</p>	This program is included in the 2021-2029 Housing Element.
24	<p><b><u>Streamlined Processing Procedures</u></b></p> <p>The City's General Plan defines the City's growth policy as an Infill First strategy directing development to occur in the City's</p>	Continue to implement departmental procedures and protocols to streamline processing times, complete form based codes where necessary, and report on the	In 2019, City Council adopted the Matrix Report which outlined numerous recommendations to improve and streamline the development review process. In 2020, during the COVID-19 pandemic, City Council adopted an	This program is included in the 2021-2029 Housing Element.

**Table A-1: Program Review**

	Program	Program Objective	Accomplishments	Future Policies and Actions
	districts, major roadway corridors, and established neighborhood centers, all with a mix of uses near existing and future transit.	number and outcome of consistency rezone requests in the City's annual report to State HCD on the City's progress implementation of its Housing Element.	emergency streamlining ordinance to improve efficiency for development review. That emergency ordinance was extended in 2021. City Council has directed the creation of a permanent streamlining ordinance.	
25	<p><b><u>Streamlining 100% Affordable Projects Tied to Finance Funding Cycles</u></b></p> <p>The Housing Authority and other affordable housing developers have indicated that the City's development review process can be too lengthy to meet their annual application deadlines to seek federal and state finance funding, such as tax credits, loans, bonds and grants. These funding cycles have set deadlines and substantial filing information including confirmation that all local permit approvals are complete in order to qualify and compete for funding.</p>	In 2014-15, the City collaborate with the Housing Authority and affordable housing developers on a pilot program for a streamlined permit approval process for qualifying 100% affordable projects tied to an annual deadline for selected finance funding cycle. Provide public input and Planning Commission and Design Review Committee review and comment on the streamlined permit approval process prior to implementation of the pilot program and determine if process steps and requirements were successful and consider for formal adoption.	<p>A committee comprising housing development representatives was formed in 2014 to assess the possibility of streamlining the permitting process for 100% affordable housing projects. The committee continued its work into 2015 but struggled with changing membership and inability to determine concrete program changes. It was determined that streamlining the permitting process for 100% affordable housing project would not be feasible at this time, and the committee was disbanded.</p> <p>With SB 35, and streamlining efforts being put in place for all development projects, opportunities for streamlining 100% affordable housing projects can be achieved.</p>	This program is included in the 2021-2029 Housing Element. Pursuant to AB 1397, projects including 20% affordable units on reuse sites from previous Housing Elements and rezone sites will be by right without discretionary review.

**Table A-1: Program Review**

	Program	Program Objective	Accomplishments	Future Policies and Actions
26	<p><b><u>Fair Housing Program</u></b></p> <p>The City contracts with the Housing Rights Center for the provision of fair housing resources in order to prevent or eliminate discriminatory housing practices, and to comply with the federal requirements of the Fair Housing Act of 1988 (Title 24 CFR 100-125) for Ventura residents. The Housing Rights Center offers a variety of services promoting fair housing, including counseling and investigative services for instances of housing discrimination, public education, and outreach sessions for community groups, and housing discrimination prevention program.</p>	<p>The City will continue to promote fair housing practices, provide educational information on fair housing to the public through the provision of fair housing seminars and workshops, and the distribution of printed fair housing brochures. The City will continue to contract with the Housing Rights Center and to make fair housing services available to residents and landlords.</p>	<p>City provides CDBG funding for Housing Rights Center (HRC) to promote Fair Housing, including counseling and investigative services for housing discrimination, public education and outreach. Over 200 Ventura residents are provided services each year. Also, in 2017-2018 HRC participated in Tenant Rights assistance workshops provided in response to the December 4, 2017 Thomas Fire, which directly or indirectly caused many low-income residents to lose or be at risk of losing their housing.</p>	<p>This program will be expanded in the 2021-2029 Housing Element to address the requirements of AB 686 (Affirmatively Furthering Fair Housing).</p>
27	<p><b><u>Accessible Housing Program</u></b></p> <p>Pursuant to Senate Bill 520, jurisdictions are required to analyze constraints to the development, maintenance and improvement of housing for persons with disabilities, and take measures to remove the constraints. As part of this Housing Element, Ventura has</p>	<p>*Continue to make reasonable accommodations through its zoning, building code and permit processing procedures for residential accessibility improvements.</p> <p>* Work with the Tri-Counties Regional Center to implement an outreach program that informs</p>	<p>Zoning code amendments were made to address the provision of transitional and supportive housing.</p>	<p>The 2021-2029 Housing Element includes a program to amend the Zoning Code to address supportive housing, low barrier navigation centers, and emergency shelters.</p>

**Table A-1: Program Review**

Program	Program Objective	Accomplishments	Future Policies and Actions
<p>conducted a review of zoning, building codes, and permit processing procedures and has not identified any institutional barriers to the provision of accessible housing. In addition, the Ventura County Analysis of Impediments to Fair Housing Choice similarly evaluated the City's accessibility policies, and concluded the City's codes provide for handicapped accessibility.</p> <p>Pursuant to Senate Bill 812, the City is also required to analyze the special housing needs of persons with developmental disabilities. A developmental disability is defined as one that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. The analysis of housing needs should include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources.</p>	<p>families within the City of housing and services available for persons with developmental disabilities.</p> <p>* Provide rental assistance to make housing more affordable for persons with developmental disabilities, identifying the housing needs of such persons through coordination with the Regional Center.</p> <p>* Identify constraints to housing access and, based on this information, develop guidelines for providing rental assistance and market this program to persons with developmental disabilities.</p> <p>*Pursue state and federal funding sources for direct support of housing construction and rehabilitation that are designated for persons with disabilities.</p> <p>*Continue to implement American with Disabilities Act requirements for</p>		

**Table A-1: Program Review**

Program		Program Objective	Accomplishments	Future Policies and Actions
		<p>provision of accessible units in multi-family development.</p> <p>* Provide accessible units in projects receiving state or federal funds.</p> <p>* Provide rehabilitation grants to income qualified households for access improvements.</p> <p>*Promote Universal Design in conjunction with new development.</p>		
28	<p><b><u>Universal Design</u></b></p> <p>The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility.</p>	<p>Work with home builders to offer universal design options prior to construction, and to encourage discussion of design options with home purchasers prior to unit construction.</p>	<p>City continues working with home builders in providing universal design features in new construction.</p>	<p>Routine function is not included in the Housing Element as a program.</p>
29	<p><b><u>Reasonable Accommodation</u></b></p> <p>Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make</p>	<p>Continue to enforce the City's Building Code, which incorporates accessibility standards contained in Title 24 of the California Administrative Code, to ensure full compliance with reasonable accommodation</p>	<p>City continues to comply with State and Federal law in facilitating reasonable accommodation and the State accessibility code for housing provides for Reasonable accommodation. The Community Development webpage contains information, process and application form to seek accommodation</p>	<p>Implementation of the City's municipal code is not included as a housing program.</p>



**Table A-1: Program Review**

Program	Program Objective	Accomplishments	Future Policies and Actions
<p>reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Specifically, the federal Fair Housing Act prohibits “a refusal to make reasonable accommodations in rules, policies, practices or services, when such accommodations may be necessary to afford [handicapped] person[s] equal opportunity to use and enjoy a dwelling.” 42 U.S.C. § 3604(f)(3)(B). The Building Codes adopted by the City of Ventura incorporate accessibility standards contained in Title 24 of the California Administrative Code.</p>	<p>procedures of the Fair Housing Act. The City will also continue to implement its existing procedure to process reasonable accommodation request through its Community Development Department.</p>	<p>by the Community Development Director in development projects.</p>	

**Table A-2: Affordable Units Approved or Under Construction from 2013- April 2021**

Project Type	Project Name	Description	EL	VL	Low	Mod	Total Units	Acreage	Density Achieved
Mixed Use	Westside Villas	Condo and Live/Work	0	1	2	1	40	1.4	27.8
Mixed Use	Sondermann-Ring	Apartment	0	0	12	15	300	23.8	12.6
Mixed Use	Anastasi On Main	Condo	0	0	1	1	26	0.8	32.9
Mixed Use	Anacapa Courts	Condo and Live/Work	0	2	2	0	24	0.5	48.0
Residential	Westview Village <sup>1</sup>	Apts and Condo	0	0	286	34	320	12.0	26.7
Residential	Enclave at Northbank	SF and MF	0	0	12	0	91	12.0	7.6
Residential	Rancho Verde	Farmworker Apts	3	20	0	0	24	2.0	12.2
Residential	2110 N Ventura Av Apts	Apt	0	0	6	0	29	0.9	32.6
Residential	Riverside St Multi-Family	MF	0	0	23	0	23	1.0	23.0
Residential	Westside Renaissance	Senior Apts	0	0	50	0	50	2.4	20.6
Residential	Ventura Downtown Housing	Apts	0	8	8	0	255	3.5	72.2
Residential	Santa Clara Courts (Daly)	Apartments and Live/Work	0	0	0	0	24	0.4	54.5
Residential	Thompson & Kalorama	Apartment	0	1	2	2	45	0.5	88.2
Residential	Castillo Del Sol	Apartment	4	35	0	0	40	0.6	64.5
Residential	Northbank Vanoni	SF and MF	0	0	0	30	193	24.9	7.9
Residential	Voelker Property	SFH	0	0	0	1	17	3.4	5.6
Total			7	67	404	83	1,501	---	---

1. Replaces 180 VL apartments.

**Table A-3: Affordable Units Approved or Under Construction from 2013- April 2021**

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	861	591	673	1,529	3,654
Units Constructed/ Permitted	137	58	77	1,584	1,856
%	15.9%	9.8%	11.4%	103.6%	50.8%

## B. Effectiveness in Addressing Special Needs

The City of Ventura pursues housing opportunities for the special needs population. Much of its efforts, through the Housing Authority, focuses on senior housing, housing for the homeless and disabled, and farmworkers. The City facilitated the construction of 50 senior housing units (Willett Ranch, which includes 15 apartments set aside for homeless seniors) and 24 farmworker units (Rancho Verde). The Cabrillo Economic Development Corporation (CEDC) completed the Snapdragon Phase I (28 apartments, including 25 units for farmworkers) and Phase II (22 apartments, including 11 for homeless households). The City also facilitated the major renovation of El Portal, which includes 14 apartments for special needs households.

The City also actively implements its 10-Year Plan to End Homelessness. Key accomplishments include:

- A pilot Foul Weather Shelter program
- Homeless Pilot Shelter (100 beds, one-third for Ventura residents)
- Rehabilitation of a 32-unit Project Homekey for the homeless
- Completed construction of 10 SRO units at the Vince Street project for homeless veterans
- Completed construction of Phase I (28 units) and Phase II (22 units) of Snapdragon Place Apartments for farmworkers and veterans

## Appendix B: Residential Land Inventory

The detailed assumptions and methodology for the residential land inventory are provided below and summarized in Table B-1 through Table B-8.

The land inventory (Table B- 1) includes credits (ADUs and approved projects), pending projects (projects under review, and projects in process), and vacant and underutilized land remaining from the 5<sup>th</sup> Cycle and newly identified sites, some of which require rezoning. The parcel-specific vacant and underutilized site analysis was performed using the City's Geographic Information System (GIS) and information from the County Assessor's database. The vacant and underutilized land inventory includes only lots that could realistically be developed based on staff's knowledge and an examination of aerial photographs.

Table B- 1: Land Inventory Summary					
	Income Categories				
	Extremel y Low/ Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	<b>1,187</b>	<b>865</b>	<b>950</b>	<b>2,310</b>	<b>5,312</b>
Credits	143	38	67	758	1,006
Potential ADU	8	15	21	6	50
Approved Projects	135	23	46	752	956
Remaining Need	1,044	827	883	1,552	4,306
<b>Remaining RHNA Need<sup>1</sup></b>	<b>1,871</b>		<b>883</b>	<b>1,552</b>	<b>4,306</b>
<b>Total 6th Cycle Sites Capacity</b>	<b>2,487</b>		<b>1,073</b>	<b>2,728</b>	<b>6,288</b>
Pending Projects	121		13	1,452	1,586
Remaining 5th Cycle Sites	859		1,003	27	1,889
New Sites - No Rezone	1,031		57	364	1,452
New Sites- Candidate Rezone Sites	476		0	885	1,361
<b>Surplus/Shortfall<sup>2,3</sup></b>	616		190	1,176	1,982
	32.9%		21.5%	75.8%	46.0%
<sup>1</sup> . Combining Extremely Low/Very Low and Low income units into "Lower" income category. <sup>2</sup> . HCD recommends buffer in the housing element inventory of at least 15 to 30 percent more capacity than required, especially for capacity to accommodate the lower income RHNA. . <sup>3</sup> . Calculations based on surplus/shortfall compared to the Remaining Need.					

### A. Credits Toward RHNA

Since the RHNA uses June 30, 2021 as the baseline for growth projections for the Housing Element planning period, jurisdictions may count the number of new units issued building permits or certificates of occupancy since June 30, 2021 toward their RHNA. This section describes the applicability of the credits, while latter sections discuss the availability of land to address the remaining RHNA.

With the anticipated ADUs and approved projects, the City can accommodate 1,006 units (Table B- 2). The City must accommodate the remaining RHNA of 4,306 units with vacant and nonvacant sites that

are appropriately zoned and have near-term development potential and sites that can be rezoned to allow residential uses, or allow greater residential densities.

Table B- 2: Summary of Credits toward RHNA					
Project Status	Units by Income Category				
	EL/ VL	Low	Mod	Above Mod	Total
Potential ADUs <sup>1</sup>	8	15	21	6	50
Approved	135	23	46	752	956
<b>Total Credits</b>	143	38	67	758	1,006
Remaining RHNA Need <sup>2</sup>	1,871		883	1,552	4,306
1. ADU Affordability Study by SCAG estimates the following income distribution for ADUs in Ventura County: 15% extremely low; 30.9 percent low; 42.5 percent moderate; and 11.6 percent above moderate income.					
2. Combining EL/VL and Low income units into “Lower” income category.					

## 1. Potential ADUs

ADUs are a both as a source of affordable housing as well as supplemental income for homeowners and has taken steps to legalize existing ADUs through the Second Unit Amnesty Permit Program (Program 2, 5<sup>th</sup> Cycle Element). Through Program 14, the City provided information at the public counter and on the city website, attended Community Council meetings and regional realtor and contractor association meetings to educate them on the City's regulations regarding both new and existing ADUs and their financial and processing advantages. However, with the recent changes in State law, there has been insufficient staff resources to update the City's ADU regulations, handouts and materials, therefore few ADUs have been permitted in recent years.

The Second Unit Amnesty Permit Program was initiated with adoption of an ordinance offering amnesty for undocumented second dwelling units in July 2011 with application deadline date of the end of calendar year 2013. The City permitted 109 ADU units through the term of the Second Amnesty Program. Also, in 2017 the City approved an Accessory Dwelling Unit ordinance, which allowed ADUs in multiple zones in addition to the R-1 zone and eliminated the minimum lot size requirement. Despite these efforts, construction of new ADUs has been slow, with only 57 units permitted from 2014 through 2020.

Pursuant to State law, the City may credit potential ADUs to the RHNA requirements by using the trends in ADU construction to estimate new production. Between 2018 and 2020, the City issued 17 building permits and issued 11 certificates of occupancy for ADUs (Table B- 3). Assuming this trend continues, the City expects to produce around six ADUs per year or 50 ADUs over the eight-year planning period.

<b>Table B- 3: ADU Permits Issued 2018-2020</b>		
<b>Year</b>	<b>Permits Issued</b>	<b>Certificates of Occupancy</b>
2018	0	5
2019	12	0
2020	5	6
<b>Total</b>	<b>17</b>	<b>11</b>
<b>Average</b>	<b>5.6</b>	<b>3.6</b>
Sources: City of Ventura, Annual Progress Reports, 2018, 2019, 2020.		

The Southern California Association of Governments (SCAG) has issued guidance on the anticipated affordability of ADUs in order to determine which RHNA income categories they should be counted toward. shows the affordability level of assumed for the expected 50 ADU units based on the SCAG Regional Accessory Dwelling Unit Affordability Analysis<sup>12</sup>.

## 2. Approved Projects

“Approved projects” are projects that were approved but have not been issued building permits prior to July 1, 2021 are included in the RHNA as credits. The list of approved projects is included in Table B- 4. In total, the City has approved 956 units (54 extremely low, 81 very low, 23 low, 46 moderate, and 752 above-moderate), that are expected to be constructed during the 6th Cycle planning period. The affordability of the units was determined based on the affordability specified on the project proposal as approved by the City.

Table B- 4: Approved Projects									
Project Type	Project Name	Units by Category						Acreage	Density Achieved (du/ac)
		EL	VL	Low	Mod	Above Mod	Total		
Residential	Voelker Property	0	0	0	1	18	19	3.4	5.6
Residential	2110 N Ventura Av	0	0	6	0	23	29	0.9	32.6
Residential	Kellogg St Apartments	0	0	0	0	30	30	0.8	38.5
Residential	Ventura Veterans Housing	54	66	0	0	2	122	9.6	12.7
Residential	The Tides	0	4	0	0	38	42	1.0	40.8
Residential	Cairns Subdivision	0	0	0	0	5	5	1.5	3.3
Residential	Rothman On Sheridan Wy	0	0	0	0	10	10	0.3	34.5
Residential	Northbank/Vanoni	0	0	0	30	168	198	24.9	7.9
Residential	Ventura Downtown Housing	0	8	8	0	239	255	3.5	72.2
Residential	Haley Point	0	0	0	14	58	72	4.3	16.9
Residential	Hawaiian Village	0	0	0	0	64	64	3.8	17.1
Mixed Use	Anacapa Courts	0	2	2	0	20	24	0.5	48.0
Mixed Use	Westside Villas	0	1	2	1	36	40	1.4	27.8
Mixed Use	Front Street Mixed Use	0	0	5	0	41	46	0.8	56.1
<b>Total</b>		54	81	23	46	752	956		
Sources: City of Ventura, April 2021.									

<sup>12</sup> The affordability assumptions for Ventura County are 15 percent extremely low, 0 percent very low, 43 percent low, 30 percent moderate, and two percent above moderate. [https://scag.ca.gov/sites/main/files/file-attachments/adu\\_affordability\\_analysis\\_120120v2.pdf?1606868527](https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527)

### *Inclusionary Ordinance*

In 2006 the City adopted an interim inclusionary housing ordinance to require that new market-rate developments include the production of income-restricted, affordable units as part of the project, including price-restricted units for very low, low, and/or moderate-income households. Development projects consisting of 15 or more residential units, located in any portion of the City's Planning Area other than the Merged Redevelopment Project Area<sup>13</sup> must provide and designate inclusionary units restricted to occupancy by moderate, low, or very low income households, as shown in Table B- 5. Within the Merged Redevelopment Project Area (located mostly within the Downtown portion of the City), development projects consisting of 7 or more residential units must include 15 percent inclusionary units restricted to occupancy by moderate, low, or very low income households, with at least 40 percent of those inclusionary units restricted to occupancy by very low income households. For purposes of calculating the number of inclusionary units required, the City allows additional units allowed under the Density Bonus Ordinance to be counted towards determining the required number of inclusionary units, in compliance with State Density Bonus law.

The affordability of these inclusionary units (to which income category they are assigned) is determined by a separate affordability agreement(s) required under the Inclusionary Ordinance, and then enforced through a condition placed on the project.

### **100 Percent Affordable, Subsidized Housing**

Income categories of affordable units in 100 percent affordable, subsidized housing projects are determined by the applicant, subject to the City's review and approval process.

<b>Table B- 5: Inclusionary Ordinance Requirements Outside Downtown</b>	
<b>Total Number of Residential Units in Project</b>	<b>Number of Inclusionary Units Required</b>
15 - 20	1
21 - 26	2
27 - 33	3
34 - 39	4
40 - 46	5
47 - 53	6
54 - 59	7
60 or greater	15% of all units
Sources: City of Ventura, Zoning Code.	

## **B. Availability of Land to Address Remaining RHNA Needs**

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. The analysis of potential to accommodate new housing growth considered physical and regulatory constraints, including: lot area and configuration, environmental

---

<sup>13</sup> Although the State of California eliminated redevelopment through Assemble Bill ABx1 26 in 2011 and Ventura's Redevelopment Agency has since been dissolved, the City's Downtown Inclusionary Ordinance (Resolution No. 2004- 022) continues to apply to the area formerly covered by the Merged Redevelopment Project Area.

factors (e.g. slope, sensitive habitat, flood risk), allowable density, and other development standards such as parking requirements and building height limits.

Based on the current General Plan and objective criteria and local knowledge used to identify available sites with near-term development potential pursuant to State adequate sites standards, combined with credits and pending projects, the City's sites inventory offers capacity for 4,971 units (2,055 lower income, 1,073 moderate income, and 1,843 above moderate income). This capacity is able to fully accommodate the City's remaining RHNA of 4,306 units for the 6<sup>th</sup> cycle without rezoning. However, to offer additional capacity for the near future while the City is exploring additional opportunities as part of the General Plan update, the City has identified additional sites for rezoning at the Pacific View Mall, and along Johnson Drive and Ventura Boulevard. Most of these properties have expressed interest for redevelopment from property owners or developers. These rezone sites will offer a healthy buffer to the City's RHNA.

The housing sites inventory includes both vacant and nonvacant (underutilized) land with the potential for additional housing during the 6<sup>th</sup> Housing Element cycle. The analysis of nonvacant properties included only those properties with realistic potential for additional development or "recycling", in light of: 1) existing uses on the site; 2) prevailing market conditions; 3) recent development trends; 4) expressed interests in housing development from property owners or developers; and 5) regulatory and/or other incentives to encourage recycling or intensification of existing development. Explanation of the methodology and assumptions for estimating the development capacity of vacant sites is provided below.

Prepared with the Infill-First strategy in mind, the housing sites inventory for the 2021-2029 planning period demonstrates that new housing growth in the City of Ventura over this eight-year period will largely conform to these patterns. The 6<sup>th</sup> Cycle Sites Inventory is made up of four types of sites (Table B- 6, Figure B- 1):

1. Pending Projects: Projects "in plan check" or "in planning process."<sup>14</sup>
2. Re-Use Sites from 5<sup>th</sup> Cycle Sites Inventory: These remaining sites were additionally reviewed for suitability based on current conditions. They do not require any rezoning.
3. New Sites- No Rezone: These new sites were identified for the 6<sup>th</sup> Cycle housing element. They do not require any rezoning.
4. New Sites-Candidate Rezone Sites: These new sites require rezoning to higher densities or to allow for housing.

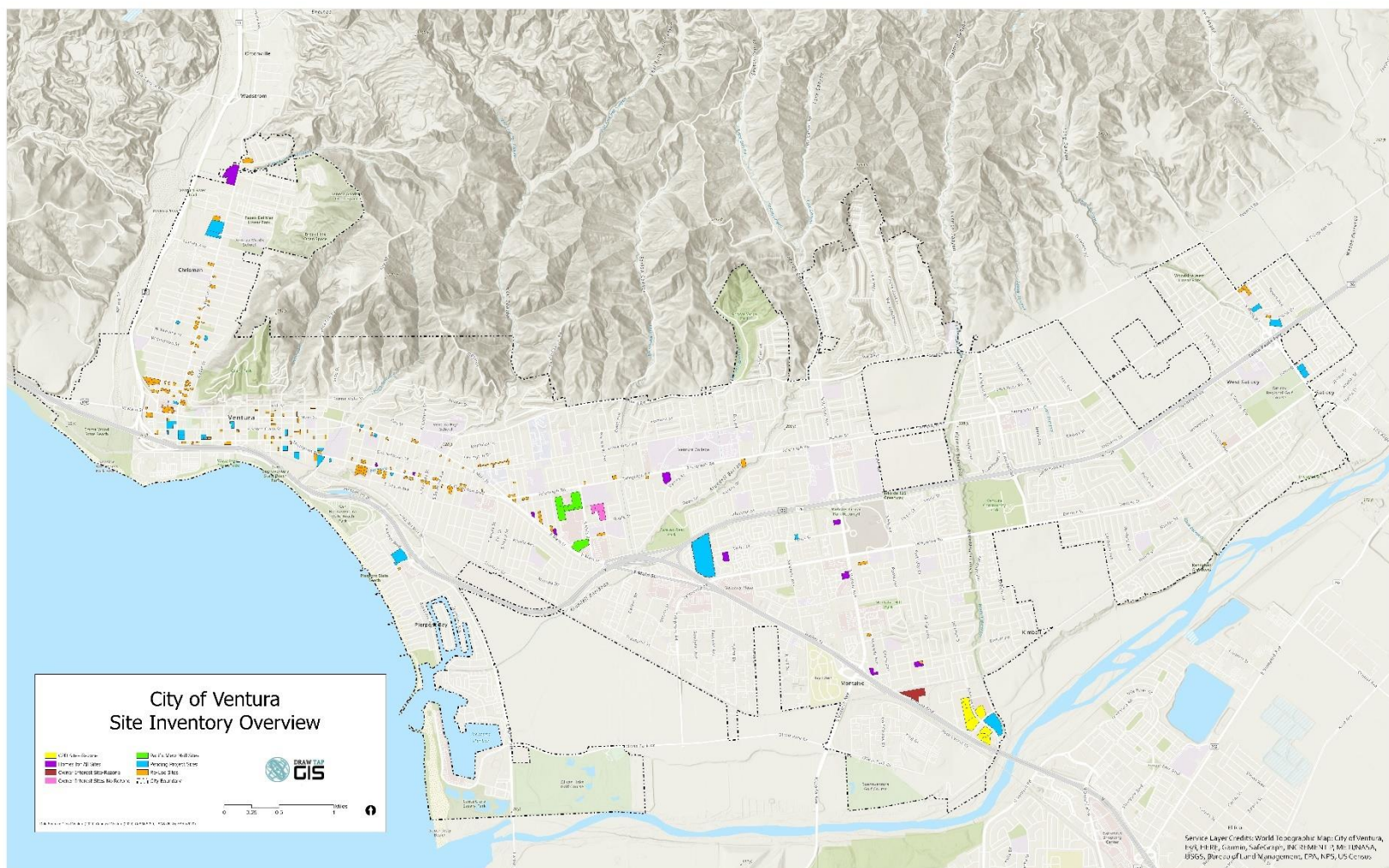
Combined, the City anticipates units in vacant and underutilized sites.

Table B- 6: Summary 6 <sup>th</sup> Cycle Sites to Accommodate Remaining RHNA				
	Units by Income Category			Total
	Lower (EL, VL, Low)	Mod	Above Mod	
Pending Projects	121	13	1,452	1,586
Remaining 5 <sup>th</sup> Cycle Sites	859	1,003	27	1,889
New Sites - No Rezone	1,031	57	364	1,452
New Sites- Candidate Rezone	476	0	885	1,361
<b>Total 6<sup>th</sup> Cycle Sites</b>	<b>2,487</b>	<b>1,073</b>	<b>2,728</b>	<b>6,288</b>

<sup>14</sup> "In plan check" means they have submitted for construction permits (building permits) and the plans are being reviewed; "In planning process" means they are in the discretionary entitlement phase.



**Figure B- 1: Overview of Sixth Cycle Sites Inventory<sup>1</sup>**



<sup>1</sup> More detailed maps are found at the end of this Appendix in the Conclusion Section.

## C. Methodology and Guiding Assumptions for Selection of Sites

### 1. Pending Projects

Pending projects are projects that have submitted for construction permits (in plan check) or are under the discretionary entitlement phase of the planning process (in planning process). These are projects that have either been entitled but have not received building permits (in plan check) or are in the entitlement phase of the planning process. As such, they are no longer available for prospective development and are credited toward the RHNA based on the affordability and unit count of the proposed/entitled development. Based on current development permit processes, these projects are likely to be built within the planning period. For example, permit approvals are a ministerial process that take about six months. In addition, the City is taking action reducing the timeframes in the development review process by the end of 2022 through its Streamlined Processing Procedures Program.

### 2. Re-Use Site from 5<sup>th</sup> Cycle

The remaining 5<sup>th</sup> cycle sites were reviewed and considered for re-use if:

- Parcels did not fully lie within 30 percent or greater slopes or within floodplains and barrancas
- Land values were greater than improvement value
- Structure built prior to 1990
- Current use is not condos or apartments
- Capacity for double the current number of units
- Similar characteristics to recent projects
- Aerial photography to assess current and adjacent uses made development feasible

Each of the potential housing sites was reviewed on the City's land use and zoning maps to confirm high-density housing as a permitted land use. Sites were then reviewed on aerial photography and field assessments to verify street access, existing land use, and lot dimensions.

### 3. New Sites- No Rezone Required

#### *Homes for All*

Homes for All, a coalition of Ventura residents, community organizations and housing providers, provided the City with a list of 119 potential housing sites. The City reviewed the recommended sites and eliminated sites list if:

- Site was already in the 5<sup>th</sup> Cycle sites inventory or had a pending project
- Current zoning or land use designation did not allow residential housing or allowed low-density housing for which the City has sufficient sites
- SOAR site
- Site too small
- Aerial analysis showed recent improvements
- Overall development not likely based on trends

A total of 10 key sites are included in the sites inventory; all are categorized as not difficult to develop, less than 0.25 miles from transit, less than 0.6 mile from groceries (except for one site), and less than 0.6 mile from education.

### *Pacific View Mall Sites*

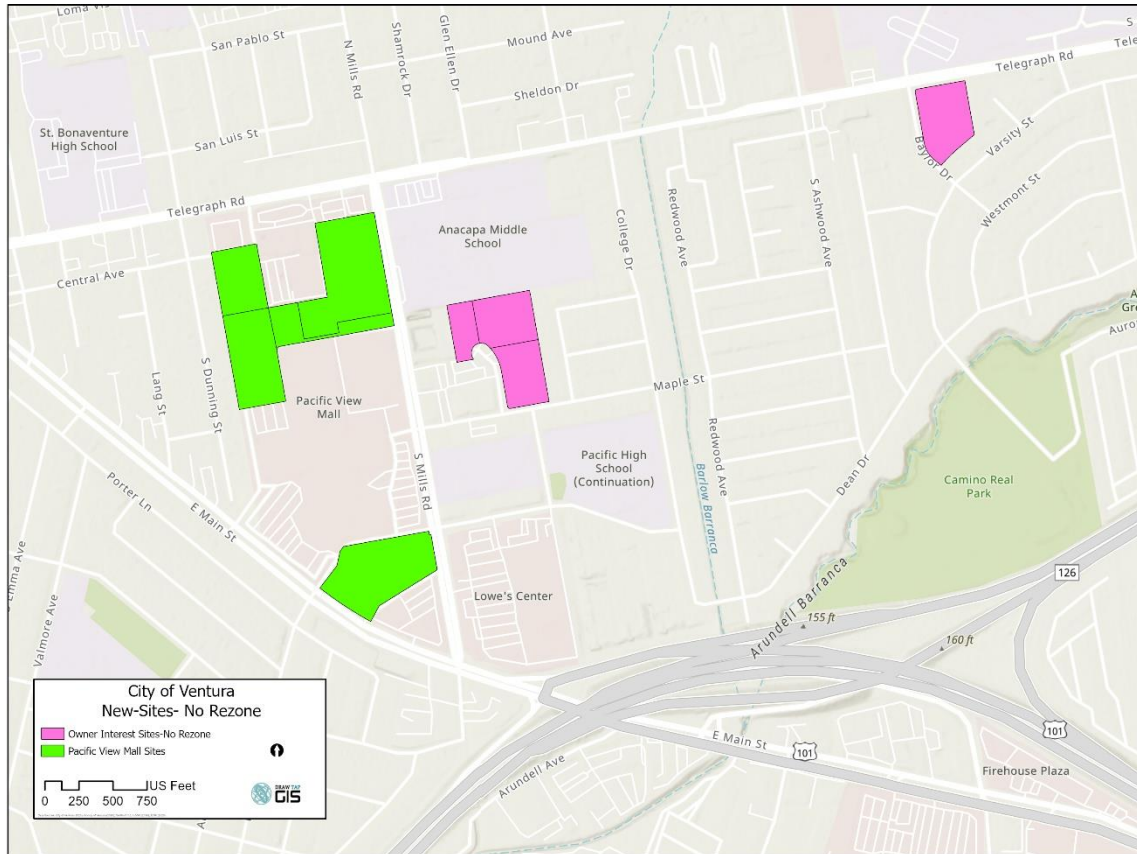
Some parcels of the Pacific View Mall were already in the 5th Cycle Sites inventory and Homes for All had also identified all the parcels within the Pacific View Mall as potential parcels for affordable housing. The mall has been struggling due to the declining retail market that further deteriorated due to COVID-19. The property owner has expressed interest in redevelopment the mall with residential uses, which is allowed by the zoning. For the purpose of this analysis, only three parcels of the Pacific View Mall area, those with the largest parking areas, were included as a potential housing site at a density of 45 du/ac. Only the parking area acreage was used to calculate the potential units in each parcel. The combined parking area from the parcels accounts for 27 percent (17.8 acres) of the entire Pacific View Mall area (53 acres). The City assumes that development at 45 du/ac in these sites is feasible given the current redevelopment project at Maple Court (see below). The Maple Court Project is a redevelopment project at a site with the same zoning as the Pacific View Mall Sites (C-1A) proposing to build 350 units at a density of 45 du/ac.

### *Sites with Developer/Owner Interest*

During the preparation of the Housing Element, housing developers and/or property owners approached the City with specific projects. A project that would not require rezoning is outlined below:

- **Maple Court Project (C-1A):** Plan to build a mixed-use project with 350 units in three parcels that currently have 1980s office buildings. The proposed density is 45 du/ac. The existing zoning allows this density since the zoning does not have density limits on mixed-use projects (**Table 30**) and the General Plan density limit is 54 du/ac. Developer will also be pursuing a small density bonus to get to 350 units. The housing developer closed escrow in early November and plans to apply before the end of the calendar year.

Figure B- 2: New Sites- No Rezone



#### 4. Candidate Rezone Sites

Candidate rezone sites fall into two groups: CPD Sites and Sites with Developer/Owner Interest. Most of these parcels were also identified in either the 5<sup>th</sup> Cycle Sites inventory or by Homes for and have been chosen as possible rezone sites due to their potential for higher-density development.

##### CPD Sites

CPD sites have a zoning designation of CPD (Commercial Planned Development). While the Commercial Planned Development zoning of these properties does not allow housing, the General Plan designation of these properties (Commerce), does allow housing. The description of the Commerce land use designation in the City's General Plan is the following:

*Commerce – (T4 General Urban through T6 Urban Core, neighborhood center downtown, regional center, town center or village center) encourages a wide range of building types of anywhere from two to six stories (depending on neighborhood characteristics) that house a mix of functions, including commercial, entertainment, office and housing.*

Past City Council direction was where the City has yet to adopt any Community Plans or Specific Plans, a consistency rezone can be processed at the time of project filing (at no cost to the applicant) for projects with a residential component in areas such as these where the General Plan land use designation allows housing but existing zoning does not. Instances where this consistency rezone occurred were prior to

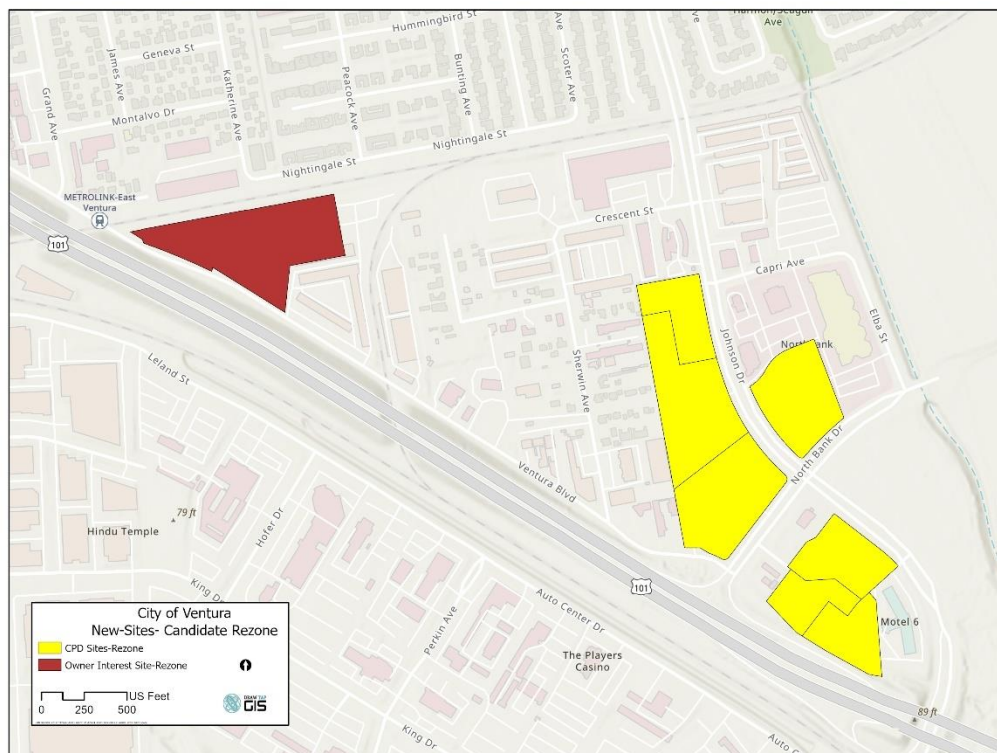


State laws limiting the local authority of the City to objective standards. As the Commerce land use designation has a subjective criteria for which transect applies, and the City has no regular district that covers the transect form-based regulations, there is no objective method to provide a consistency rezone. As part of preparing objective standards, the City will explore using the form-based code transects (T<sub>4</sub>, T<sub>5</sub> and T<sub>6</sub>) and making them standard zoning districts or overlays. Having standard zoning districts for these transects would allow the CPD sites to be easily rezoned.

The candidate rezone CPD sites are located at the intersection of Johnson Drive and North Bank Drive, on the southern edge of the City, along 101 Highway. The seven CPD sites are located across the street from a recently approved mixed-use development (Willows, see Table B- 10 for details). In addition:

- Three sites (Toys R Us site plus two adjacent sites on same block): One site (Toys R Us site) is currently vacant and the City has had reports from prospective tenants that major overhauls are needed to reoccupy. Two other sites are north of Toys R Us site, on same block: Northernmost is smaller and narrower parcel (2.2 acres) and parcel adjacent to Toys R Us site is 4.5 acres and both have existing commercial use. All three are in conversations with same developer for the development of housing.
- Northbank Plaza Site: This site is across the street from Toys R Us and Toys R Us adjacent sites and has existing commercial use. Owner wants to be included in sites inventory.
- Other three sites are in the southwest corner of Johnson Drive and North Bank Drive, south of the Toys R Us Site. These three sites are adjacent to each other and are vacant, and the owner representatives have inquired about potential housing development.

**Figure B- 3: New Sites- Candidate Rezone**



### *Sites with Developer Interest*

There are two sites for which developers expressed interest that require rezoning:

- Ventura Blvd Transit Oriented Development (MPD): The industrial site at the intersection of the Metrolink East Ventura Train Station and Ventura Boulevard is applying for transit oriented development funding through HCD for a 60 du/ac project. The site is currently zoned MPD and would need a General Plan amendment.
- College United Methodist Church (R-1-7 zone): Church wants to build an affordable project at a density of 30 du/ac while maintaining two of its existing buildings. This site was also suggested by Homes for All. It is presented separate from the Homes for All sites because a specific density and 100 percent lower income affordability has been discussed. The site is currently zoned R-1-7 (has maximum density of seven units per acre) and would need a General Plan amendment.

## **D. Development Trends and Realistic Capacity**

### **1. Re-use Sites from 5<sup>th</sup> Cycle and New Sites No Rezone Required**

As stated above, the City expects to augment its housing stock primarily through infill and redevelopment along major corridors/streets and where zoning allows for high-density housing in conjunction with mixed-use development. Government Code Section 65583.2 (c) requires the calculation of projected residential development capacity of the sites identified in the housing element that can be realistically be achieved. The City estimated development potential for the sites by calculating the average density achieved for recently approved, under construction, or completed mixed-use and residential projects per zoning district. The density assumptions listed in Table B- 7 were used to calculate the capacity of sites for both the remaining 5th cycle sites and the new sites that do not require rezoning. A detailed list of projects used to calculate the density trends and assumptions is found in Table B- 8

**Table B- 7: Achieved Density Trends and Density Assumptions**

	Mixed-Use Density Achieved (du/ac)	Residential Density Achieved (du/ac)	Density Assumption <sup>1</sup>
Downtown SP	53	34	51
Midtown Corridor	32	41	38
C-1, C-1A, C-2 <sup>2</sup>	27	N/A	27 or 45 <sup>3</sup>
T4.10 /Saticoy Wells	N/A	9	20 <sup>4</sup>
R-1 <sup>5</sup>	N/A	N/A	7
R-2 <sup>5</sup>	N/A	N/A	14
R-3 <sup>5</sup>	N/A	N/A	18

1. Density assumptions did not include the outlier projects not consistent with current and projected trends. See Table B-10 for all projects. Sites are expected to be multi-family and mixed-use projects.

2. For C-1, C-1-A, C-2: Standards for minimum lot per dwelling unit of R-3-3 zone (1,600 sf, converts, or 27du/ac) apply if project Res only, no max if MU.

3. Density was assumed as 45 du/ac in two sites zoned as C-1A based on special circumstances. See C-1, C-1-A, C-2 Sites section below.

4. Residential density achieved was the average of two residential projects, a multi-family apartment project (32 du/ac) and a single-family residential (7 du/ac). The sites inventory calculations assumed a conservative density of 20 du/ac for the expected multi-family and mixed use projects. It is not likely that the available sites in the inventory would be feasible for single-family development.

5. Residential densities based on minimum lot area for each dwelling unit as listed in code. Too few examples to calculate average.

**Table B- 8: Density Achieved of Recent Projects**

Project Type	Project Name	Project Status	Date Approved	Zone	Units	Acreage	Density Achieved (Rounded Down)
<b>Downtown Specific Plan</b>							
Mixed Use	Front Street Mixed Use	All Planning Approvals	20200722	T5.1	46	0.82	56
Mixed Use	Anacapa Courts	All Planning Approvals	20200923	T6.1	24	0.5	48
<i>MU Average</i>							53
Residential	Thompson & Kalorama	Under Construction	20180718	T4.4	45	0.51	88
Residential	Ventura Downtown Housing	All Planning Approvals	20151012	T4.3	255	3.53	72
Residential	Santa Clara Courts	Construction Complete	20141119	T4.3	24	0.44	54
Residential	Downtown Triangle Site	Under Construction	20180607	T4.3.5	231	11.66	19
Residential	Santa Clara Apts	Under Construction	20140611	T4.1	8	0.43	18
<i>Residential Average</i>							34
<b>Total Average- Downtown Specific Plan</b>							<b>35</b>

**Table B- 8: Density Achieved of Recent Projects**

Project Type	Project Name	Project Status	Date Approved	Zone	Units	Acreage	Density Achieved (Rounded Down)
<b>Midtown Corridor</b>							
Mixed Use	Anastasi On Main	Under Construction	20140814	T4.5	26	0.79	32
<i>Mu Average</i>							32
Residential	Castillo Del Sol	Construction Complete	20130626	T4.5	40	0.62	64
Residential	Thompson Village	Under Construction	20171101	T4.5	29	1.12	25
<i>Residential Average</i>							39
<b>Total Average- Midtown Corridor</b>							<b>38</b>
<b>C-1, C-1A, C2</b>							
Mixed Use	Westside Villas	All Planning Approvals	20170215	C-2	40	1.44	27
<i>Average</i>							<b>27</b>
<b>Saticoy Wells Corridor (T4.1-T4.9)</b>							
Residential	Citrus Apts	Construction Complete	20130410	T4.10	54	1.68	32
Residential	Northbank	All Planning Approvals	20170503	T4.10	198	24.91	7 <sup>1</sup>
<i>Average</i>							<b>9</b>
<b>Other Projects<sup>2</sup></b>							
Residential	The Tides	All Planning Approvals	20200611	R-1-1Ac <sup>3</sup>	42	1.03	40
Residential	Cairns Subdivision	All Planning Approvals	20200624	R-1-1Ac	5	1.53	3
Residential	Voelker Property	All Planning Approvals	20190619	R-2	19	3.4	5
Residential	Kellogg St Apartments	All Planning Approvals	20190821	R-3-1	30	0.78	38
Residential	Rothman On Sheridan Wy	All Planning Approvals	20200813	R-3-5	10	0.29	34
Residential	Westview Village, Phase 1	Construction Complete	20151216	R-3-5	131	5.57	23
Residential	Westview Village, Phase 2 and 3	Under Construction	20151216	R-3-5	153	4.70	32
<sup>1</sup> . Single-family residential project. <sup>2</sup> . These densities were not used in the assumptions since there were too few projects for a large variety residential zones. Density assumptions to calculate capacity instead used the minimum on minimum lot area for each dwelling unit as listed in code. <sup>3</sup> . Project used R-3 regulations.							

**C-1, C-1A, C-2 Sites**

Table B- 7 shows that the density assumed C-1, C-1A, C-2 sites was 27 du/ac. The 27 du/ac density assumption is considered conservative given that these zones have no maximum density allowed for mixed-use projects and a minimum density equivalent to the standards for R-3-3- zone (27 du/ac) if the project is residential. Also, one mixed-use project, Westside Villas, has been recently approved at a density of 27 du/ac in a C-2 zone. This density assumption (27 du/ac) was used for all C-1, C-1A, C-2 sites except for two types of sites with a C-1A designation as follows:



## 1. Maple Court Project

This site already has a developer that intends to develop the C-1A site with a mixed-use 350 units project at a density of 45 du/ac. The existing zoning imposes R-3 standards on all-residential building, which is 27 du/ac. However, if the project is mixed-use, as is the case with this project, then there is no limit beyond the General Plan designation. The Commerce designation allows a range of 2-6 stories depending on neighborhood characteristics, which can be up to 54 du/ac. The project covers three parcels. No density per parcel was estimated. This sites inventory used the 350 unit potential at 45 du/ac from the discussions with the City.

## 2. Pacific View Mall Site

The Pacific View Mall Sites (three parcels with mostly parking) have a combined area with a potential for sites of 17.8 acres. Based on the Maple Court Project, which already has a developer and closed escrow on the property in November, it is feasible that C-1A properties can be developed into mixed-use projects at high densities. Since Maple Court Project will likely achieve a density of 45 du/ac, the City will assume a density of 45 du/ac for the Pacific View Mall sites. Assuming a 45 du/ac in 17.8 percent of the area, the Pacific Mall Sites have a capacity for 800 units.

### *Form-Based Code Sites*

The City implements a form-based code in the Downtown Specific Plan, Midtown Corridors, Saticoy & Wells Community, and Victoria Avenue Corridor. The form-based code system utilizes transect zones to represent the level of development intensity on a range from rural to urban, with the T1 (Natural) zone being the most rural and the T6 (Urban Core) zone having the highest intensity of development. The areas of the City utilizing the form-based system are currently limited to the T3 through T6 zones. A unique feature of the form-based code is the absence of minimum or maximum densities. As Table B- 7 and Table B- 8 show, the average density achieved by projects on transects (Downtown, Midtown, Saticoy) was used to calculate the potential units in the sites inventory. While the ratio of residential to non-residential development may vary from project to project, the City's form-based codes are effective in promoting residential development in mixed-use projects. The City has not experienced a significant amount of properties being developed or redeveloped as 100 percent commercial uses in mixed use districts. The form-based codes are specifically designed to promote healthy neighborhoods with a variety of housing types. Table B- 9 shows the project descriptions for the recently approved and constructed projects in zones with form-based codes and show redevelopment trends.

**Table B- 9: Redevelopment Trends-Recently Approved and Constructed Projects**

Project Name	Zone	Total Units	Affordable Units	Density Achieved	Description	Lot Consold?	Redev?
<b>Downtown Specific Plan</b>							
Front Street	T5.1	46	5	56	4-story mixed use; 46 market rate condominiums + 5 affordable; 6,384 sf ground floor commercial	No	Yes
Anacapa Courts	T6.1	24	4	48	Mixed use: 24 Condominium Units & 3850 s.f. Retail with a historic structure to remain (Top Hat)	No	No
Thompson & Kalorama	T4.4	45	5	88	Mixed-Use: New apartment building with corner commercial	No	No
Ventura Downtown Housing	T4.3	255	16	72	Residential: 255 new units	No	No
Santa Clara Courts	T4.3	24	4	54	Residential: 24 condo units	No	Yes
Downtown Triangle Site	T4.3.5	231	0	19	Residential: Multifamily apartment development including a clubhouse/resident amenities, a 20,000 square foot park/additional open space, and a bluff-top Public promenade.	Yes	Yes
Santa Clara Apts	T4.1	8	0	18	Residential: Apartment complex	No	Yes
<b>Midtown Corridor</b>							
Anastasi On Main	T4.5	26	2	32	Mixed Use: 26 Condominium Units & 3,896 s.f. Commercial	No	No
Castillo Del Sol	T4.5	40	39	64	Residential: 40 affordable housing units for special needs residents, on-site manager's unit and supportive services.	Yes	Yes
Thompson Village	T4.5	29	0	25	Residential: 29 unit multi-family residential	Yes	Yes

**Table B- 9: Redevelopment Trends-Recently Approved and Constructed Projects**

Project Name	Zone	Total Units	Affordable Units	Density Achieved	Description	Lot Consold?	Redev?
<b>Saticoy Wells Corridor (T4.1-T4.9)</b>							
Citrus Apts	T4.10	54	0	32	Residential: Apartments	No	No
Northbank	T4.10	198	30	7	Residential: Single-Family Homes	Yes	No

### *Requests to Develop Under the Assumed Density*

As shown in Table B- 7 and Table B- 8, assumed densities are based on the averages of recently approved projects. As such, projects are likely to be proposed and approved even if the density achieved is lower than anticipated. In anticipation of this, the City has allotted a 37 percent buffer for lower income units and overall 48 percent buffer for all RHNA units in its Sites Inventory. The City will also continuously monitor no-net loss and will continue to look for more sites as part of the General Plan Update (Program 14). The City only identified enough sites in the inventory to meet the RHNA with a buffer for no-net loss but will continue to identify sites.

## **2. Candidate Rezone Sites**

### *CPD Sites*

The CPD sites are located at the intersection of Johnson Drive and North Bank Drive and are expected to be included in an Overlay that will allow the higher end form-based code transects (i.e., T5 or T6), where the recent average mixed-use achieved density achieved is 53 du/ac (see Table B- 7 and Table B- 8). In addition, the Willows Mixed-Use project across the street achieved a density of 38.1 du/ac. Based on this range of densities, the City assumed a feasible density of 45 du/ac. At this density, the CPD sites are estimated to have a capacity for 941 units. Since the Toys R Us sites are already in conversation with developers, 15 percent of the potential units were estimated to be lower income based on Inclusionary Housing Ordinance requirements. The Northbank Plaza site potential capacity was also calculated assuming 15 percent affordable units. For the other three vacant CPD sites, all units were assumed lower income.

### *Sites with Developer/Owner Interest*

The industrial site at the intersection of the Metrolink East Ventura Train Station and Ventura Boulevard is applying for transit oriented development funding through HCD for a 60 du/ac project. Based on Inclusionary Housing Ordinance requirements, 15 percent of the potential 376 units would be affordable. The site requires a General Plan amendment as it is currently zoned MPD.

College United Methodist Church wants to build an affordable project at 4300 Telegraph Road at a density of 30 du/ac while maintaining two of its existing buildings. The Church expressed desire to keep the existing buildings closest to the streets. Acreage of parking and existing structure that could be removed to allow for housing was estimated to be 60 percent of the parcel acreage for a total of 44 units. The project requires rezoning since the existing R-1-7 zone has a maximum density of seven units per acre.

### 3. Redevelopment of Non-Vacant Sites

Ventura is mostly built out and relying on infill and development sites as its primary strategy to meet RHNA needs. The majority of the high density residential and mixed use projects represent recycling of existing uses that do not represent the highest and best use on site. In addition to the projects recently approved, constructed, and under construction in Table B- 9, Table B- 10 below shows the pending projects as of June 2021. These projects support the City's assumption of the recycling of non-vacant sites. Nineteen (19) of the 31 pending projects are redevelopment projects. The sites selected for the inventory are similar in characteristics as the recent redeveloped sites.

The majority of the sites identified in the inventory are mixed use sites. In recent years, the City has not experienced a significant amount of properties being developed or redeveloped as 100 percent commercial uses in mixed use districts. The majority of the projects are mixed use projects with only a small amount of nonresidential floor area.

**Table B- 10: Pending Projects- Redevelopment Trends**

Project Type	Project Name	Zone	Project Description	Density Achieved	Multiple Lots?	Redeveloped?
Residential	Bell & Olive	C-2	Res: Demolish existing building and construct 4 duplex buildings (8 total units) containing 4 residential units and 4 live/work units	19.5	Yes (2)	Yes
Mixed Use	The Willows	CPD	MU: 306 Apartment Units & 5,000 s.f. Commercial, 5,000 s.f. clubhouse. Project across from Toys R Us Site/CPD site.	38.1	No	No
Mixed Use	Deanza Courts	MXD	MU: 80 residential units and 1,779 square feet of retail within three buildings with parking located on the ground level (instead of subterranean) on a 2.53 acre property	28.9	Yes	Yes* (mostly vacant, one small structure)
Mixed Use	Logue	MXD	MU: 125 Condominium Units & 10,000 s.f. Commercial	21.2	No	Yes
Commercial	Saticoy East Village Commercial	MXD	Formal Design Review, Use Permit, Lot Line Adjustment and Planned Development application for the development of a commercial shopping center consisting of 7 buildings, a gas station, a child care facility, 10 apartments, & 3 drive-thrus totaling 42,306	2.1	Yes	No
Residential	Chapman On Ramona	R-3-5	Addition of 4 units to existing 4 unit development	8.5	No	Yes
Residential	Broome (The Grove)	RPD-1	198-250 townhouse, apartment, courtyard, stacked units	9.7	No	No
Conceptual Proj	Orchid Gardens	RPD-11U	18-unit apartment	30.0	No	Yes

**Table B- 10: Pending Projects- Redevelopment Trends**

Project Type	Project Name	Zone	Project Description	Density Achieved	Multiple Lots?	Redeveloped?
Residential	Hemlock Apartments	T4.1	23 Apartments	41.1	No	Yes
Residential	940 E Santa Clara St	T4.1	New 6,368 square-foot residential quadplex on developed parcel with an existing commercial building	7.0	Yes	Yes
Mixed Use	Citrus III	T4.10	Mixed use consisting of 43 apartments & 1200 sf retail	27.0	No	No
Residential	Citrus II	T4.10	Apartments	28.9	No	Yes* (parking on 10% of parcel)
Mixed Use	Mar-Y-Cel	T4.3	Mixed Use: 140 Units & 6,452s.f. Commercial	58.8	Yes	No
Residential	935 E Front St	T4.3	73 unit apartment with 5100 sf commercial	98.9	No	Yes
Residential	Garden Estates Apartments	T4.3	Addition of 2 new buildings with 11 units (2 income restricted) and 1,162 sf community room to existing 48 unit apartment complex	5.1	No	Yes
Residential	Samet Apartments	T4.3	Demolition of an existing carwash; Construction of 19 residential units (1 live/work unit, 1 studio and 17 2-bedroom units)	79.2	No	Yes
Residential	Sanjon Village	T4.4	33 condo units	17.2	No	No
Mixed Use	World Oil	T4.5	Mixed Use: 3 Apartment Units & 2,438 s.f. Commercial	10.0	No	No
Mixed Use	1718 E Main	T4.5	Two buildings containing in total one commercial space and 9 apartments with a lot merger	23.1	Yes	Yes
Residential	Thompson Cruz	T4.5	Demolition of an existing commercial building and the new construction of an apartment building, including 1 affordable unit	38.7	No	Yes
Mixed Use	Pacific Wave Building	T4.5	Three-story mixed use building with 8 dwelling units and 2,395 square feet of commercial space on a 0.3-acre site	28.6	No	Yes
Mixed Use	Laurel Courts	T5.1	Mixed use consisting of 6,595 sf commercial and 44 residential units	36.7	No	Yes* Mostly vacant but few structures scattered
Residential	The Lofts	T5.1	Demolition of an existing 16,959 sf industrial building and the construction of a new apartment building	83.3		Yes

**Table B- 10: Pending Projects- Redevelopment Trends**

Project Type	Project Name	Zone	Project Description	Density Achieved	Multiple Lots?	Redeveloped?
Conceptual Project	The Point	T5.1	Mixed Use: 2,400 sf ground floor commercial; 1,000 sf co-workspace; 110 dwelling units	126.4	Yes	Yes* Two lots vacant, one with structure
Conceptual Project	SRO @ 45 S. California St	T6.1	Demolish an existing 1-story office building replace with a 4-story structure of approximately 10,000 sf for a mix of uses (retail and 27 single-room occupancy residential units) on a parcel	122.7	No	Yes
Mixed Use	Harbor and Seaward Anastasi	CMX D	Mixed Use Development consisting of 97 condominiums (15 buildings ranging from 3-4 stories in height) and 19,493 sq. ft. of commercial space.	17.3	Yes	No
Mixed-Use	Maple Court Project	CPD	Mixed-Use development consisting of 350 units. Developer closed escrow in November and plans to apply by the end of the calendar year.	45	Yes	Yes

#### 4. Lot Consolidation

Recently there have been several projects that utilized lot consolidation for residential and mixed-use housing. As Table B- 11 shows, lot consolidation has occurred in both large and small parcels (even less than 0.5 acre parcels) and a combination of the two. For example, the Main Street Mixed Use project consisted of two 0.19 acre parcels consolidated to allow for a nine-unit mixed use project. Similarly, the Bell and Olive Mixed Use Apartments consisted of the merger of two existing lots (0.12 acres and 0.29 acres) to accommodate an eight-unit apartment project. At a larger scale, the Mar-Y-Cel project consisted of consolidation of six parcels ranging from 0.08 acres to 1.15 acres) to allow for a 140-unit mixed project including six low income units and nine very low income units. With the City's infill strategy and the constraints on expansion by SOAR, lot consolidation is often required for development. The City facilitates lot consolidation by treating mergers as lot line adjustments, which currently require only a staff-level hearing. The newly adopted streamlining ordinance makes lot line adjustments administrative actions.

**Table B- 11: Lot Consolidation Examples**

Project	Lots Consolidated	Consolidated Size	Units	Density Achieved (du/acre)	Zoning	Affordability	Status	Site Characteristics
1718 E Main Street Mixed Use	2 (0.19, 0.19)	0.38	9	23.7	T4.5	Above Mod	In Planning	Mixed Use; Two buildings containing in total one commercial space and 9 apartments with a lot merger
940 E Santa Clara St Quadplex	2 (0.51, 0.05)	0.56	4	7.1	T4.1	Above Mod	In Planning	New 6,368 square-foot residential quadplex on developed parcel with an existing commercial building
Bell & Olive Mixed-Use Apartments	2 (0.12, 0.29)	0.41	8	19.5	C-2	Above Mod	In Planning	Demolish existing building and construct 4 duplex buildings (8 total units)
Deanza Courts	2 (2.53, 0.17)	2.7	78	28.9	MXD	1 Low, 1 Mod, 76 Above Mod	In Planning	Residential units and 1,779 square feet of retail within three buildings
Mar-Y-Cel	6 (0.54, 0.08, 1.15, 0.21, 0.26, 0.12)	2.36	140	59.3	T4.3	8 VL, 6 L, 126 Above Mod	In Planning	Mixed Use: 140 Units & 6,452s.f. Commercial
Saticoy East Village	3 (1.55, 1.66, 1.50)	4.71	10	2	MXD	10 Above Mod	In Planning	Formal Design Review, Use Permit, Lot Line Adjustment and Planned Development application for the development of a commercial shopping center consisting of 7 buildings, a gas station, a child care facility, 10 apartments, & 3 drive-thrus
The Point	3 (0.61, 0.12, 0.12)	0.85	110	129.4	T5.1	Above Mod	In Planning	Mixed Use: 2,400 sf ground floor commercial; 1,000 sf co-workspace; 110 dwelling units

**Table B- 11: Lot Consolidation Examples**

Project	Lots Consolidated	Consolidated Size	Units	Density Achieved (du/acre)	Zoning	Affordability	Status	Site Characteristics
Harbor And Seaward Anastasi	2 (5.32, 0.28)	5.6	97	17.3	CMXD	5 VL, 5 Low, 5 Moderate	Under Review	Mixed Use: 3 Apartment Units & 2,438 s.f. Commercial
Thompson Village	2 (1.1, 0.48)	1.58	29	18.3	T4.5	Above Mod	Under Construction	29 residential condos
Garden Street Lofts	2 (0.44, .63)	0.96	28	25.9	T4.3	1 L, 1 Mod	Under Construction	28 residential condos (live/work) with ground level commercial
Haley Point	2 (3.45, 0.80)	4.25	72	16.9	M-1	14 Mod	In plan check	Townhomes
Hemlock Apartments	2 (0.28, 0.24)	0.79	23	29.1	T4.4	Above Mod	In plan check	23-unit apartment project
Villa San Clemente	4 (0.11, 0.11, 0.10, 0.17)	0.49	10	20.4	T4.5	Above Mod	Under Construction	10-unit condominium, mixed-use project
Castillo Del Sol	5 (0.12, 0.12, 0.12, 0.14, 0.14)	0.62	39	62.9	T4.5	4 EL and 35 VL	Construction Complete	39 units restricted for very low and low-income occupants



## 6. Affordable Project Development Trends

The sites inventory assumes that sites between 0.5 acres and 10 acres whose zoning allows 30 density units to the acre are feasible for lower income units. As shown in Table B- 12 below, this assumption is well within the trends for 100 percent affordable housing projects completed or approved since 2011. Affordable projects have been developed in sites as small as 0.34 acres and as large as 5.57 acres. The density achieved by affordable projects also has a large range from 17 du/ac to 64.5 du/ac, with an average below the assumed 30 du/ac (28.7 du/ac). In addition, affordable projects have been developed in a variety of zones. A recent affordable housing project, Castillo Del Sol, has also used lot consolidation to construct 39 affordable units (+1 manager) in a 0.62 acre area. As shown in Table B- 11, the Castillo Del Sol consolidated five lots of less than 0.15 acres into a 0.62 acre lot for the project. Existing uses/non-vacancy is also not a constraint to the development of affordable housing projects. As **Table B- 12** shows, seven of the 11 recent affordable housing projects were redeveloped sites.

**Table B- 12** shows Westview Village in phases. The Housing Authority of the City of San Buenaventura (Housing Authority) and BRIDGE Housing Corporation (BRIDGE) are co-developers in this project- a 180-unit public housing community being redeveloped as a new construction project providing 286 affordable rental apartments and 34 for sale homes . The 320-unit development in a 20.6 acre area will create a variety of building typologies serving a mixed-income community. Of the proposed 320 units:

- Phase I - 131 are affordable multi-family apartment units (1-4 bedrooms);
- Phase II - 50 are affordable senior apartment units;
- Phase III - 105 are affordable multi-family apartment units (1-4 bedrooms);
- Phase IV - 34 are for-sale row houses and duplexes

**Table B- 12: Recent Affordable Projects Approved or Completed**

Project Name	Year Comp.	Zone	Acreage	Units	Density	Developer	Unit Type	Redevelopment Site?
Soho	2011	C-2	0.34	12	35.3	HACSB	Multi-Family	No
Encanto del Mar	2012	T6.1	0.58	37	63.8	HACSB	Multi-Family	Yes
Snapdragon Place I	2015	MXD	0.88	28	31.8	CEDC	Multi-Family	Yes
Castillo del Sol	2016	T4.5	0.62	40	64.5	HACSB	Multi-Family	Yes
Riverside Apartments	2018	R-3-4	0.97	23	23.7	W&J Investments	Multi-Family	Yes
Villages at Westview I	2019	R-3-5	5.57	131	23.5	HACSB/BRIDGE	Multi-Family	No
Rancho Verde	2019	T4.7	1.4	24	17.1	HACSB	"Farmworker & Multi-Family	Yes
Snapdragon Place II	2019	MXD	1	22	22.0	CEDC/ HACSB	Multi-Family	Yes
Willett Ranch	2021	RPD-8	2.09	50	23.9	HACSB	Seniors & Multi-Family	Yes
Westview III	2022	R-3-5	3.71	105	28.3	HACSB/BRIDGE	Multi-Family	No
Westview II	2023	R-3-5	1.01	50	49.5	HACSB/BRIDGE	Seniors & Multi-Family	No

## E. Density and Affordability Assumptions

State law (Assembly Bill 2342/Government Code 65583.2) uses density as a proxy for income/affordability for the sites inventory. Table B- 13 shows the site conditions used to determine affordability for the sites inventory. Generally, lower density zones are presumed to be affordable to moderate and above moderate households. Under state law, the “default density” for most jurisdictions in urban counties is 30 units/acre. Default density refers to the density considered suitable to encourage and facilitate the development of affordable housing. State law also provides that an alternate density may be deemed suitable depending on local circumstances. According to HCD, parcels need to be appropriately sized (between 0.5 to 10 acres) to achieve financial feasibility of lower income units.

The sites inventory assumes that sites with densities of at least 30 du/acre are affordable to lower income households, as explained below (Table B- 13). Since the range density allowed in the Downtown Specific Plan Area and Midtown Corridor area, sites in these areas are assumed to be suitable for lower density (unless they do not meet the size requirements of 0.5 to 10 acres). Sites in the DTSP and Midtown corridor area (assumed to have a density potential of 38 du/ac and 51 du/ac) that did not meet the size requirements are considered feasible for moderate income housing.

Table B- 13: Affordability by Density and Size for Sites not Requiring Rezoning	
Income Level	Site Characteristics
Lower	Site size is between 0.5 and 10 acres alone or in consolidation with adjacent sites AND Density assumed is at least 30 du/ac
Moderate	Density assumed between 18 du/ac and 51 du/ac; size varies <sup>1</sup>
Above Moderate	Assumed density is 7 du/ac, size varies
1. Sites that had a potential density of above the default 30 du/ac but did not meet the size requirements for lower income were considered as feasible for moderate income.	

### 1. Pacific View Mall

The Pacific View Mall is a consolidated 53-acre site. The sites inventory assumes that only about 27 percent (17.8 acres) of the total Pacific View Mall area will develop at 45 du/ac, given that some existing commercial space is expected to remain. The City selected the three parcels with mostly parking in the Pacific View Mall that could accommodate 800 lower income units at a development potential of 45 du/ac.

## 2. Vacant and Underutilized Sites to Accommodate Lower Income RHNA

Table B- 14 summarizes the inventory of vacant and underutilized sites for lower income units. Approximately 82 percent of lower income units are being sited in underutilized sites. A parcel-specific listing of sites is provided at the end of this appendix.

Table B- 14: Vacant and Underutilized Sites to Accommodate Lower Income RHNA			
	Vacant	Underutilized	Total Lower Income Units
Pending Projects	86	35	121
Re-Use 5th Cycle Sites	76	783	859
No Rezone- Homes for All Sites	0	179	179
No Rezone- Pacific View Mall Sites	0	800	800
No Rezone- Developer/Owner Sites	0	52	52
Rezone- CPD Sites	276	100	376
Rezone-Developer/Owner	0	100	100
Total Units	438	2,049	2,487
%	17.6%	82.4%	100.0%

## F. Conclusion

Overall, the City has the ability to accommodate at least 4,971 units on vacant and underutilized sites across the City under the current General Plan and development regulations. Combined with the 1,006 credit units from potential ADUs and approved projects, the City can meet its RHNA needs (Table B- 15). However, the City has also identified nine candidate sites that are anticipated to be rezoned to allow for housing to provide a buffer and avoid shortfalls. These sites could accommodate an additional 1,361 units.

**Table B- 15: Detailed Land Inventory Summary**

	Income Categories				Total
	Extremely Low/Very Low	Low	Moderate	Above Moderate	
<b>RHNA</b>	<b>1,187</b>	<b>865</b>	<b>950</b>	<b>2,310</b>	<b>5,312</b>
<b>Credits</b>	<b>143</b>	<b>38</b>	<b>67</b>	<b>758</b>	<b>1,006</b>
Potential ADU	8	15	21	6	50
Approved Projects	135	23	46	752	956
Remaining Need	1,044	827	883	1,552	4,306
<b>Remaining RHNA Need<sup>1</sup></b>	<b>1,871</b>		<b>883</b>	<b>1,552</b>	<b>4,306</b>
<b>Total 6th Cycle Sites Capacity</b>	<b>2,487</b>		<b>1,073</b>	<b>2,728</b>	<b>6,288</b>
Pending Projects	121		13	1,452	1,586
Remaining 5th Cycle Sites	859		1,003	27	1,889
New Sites - No Rezone	1,031		57	364	1,452
<i>Homes for All Sites</i>	179		57	66	302
<i>Pacific View Mall Sites</i>	800		0	0	800
<i>Owner/Developer Interest Sites</i>	52		0	298	350
New Sites- Candidate Rezone	476		0	885	1,361
<i>CPD Sites</i>	376		0	565	941
<i>Developer/Owner Interest Sites</i>	100		0	320	420
<b>Surplus/Shortfall<sup>2</sup></b>	<b>616</b>		<b>190</b>	<b>1,176</b>	<b>1,982</b>
	<b>32.9%</b>		<b>21.5%</b>	<b>75.8%</b>	<b>46.0%</b>

1. Combining Extremely Low/Very Low and Low income units into "Lower" income category.

2. HCD recommends buffer in the housing element inventory of at least 15 to 30 percent more capacity than required.

**Table B- 16: Pending Projects**

Project Name	APN	Address	Zone	GP Desig	Acres <sup>1</sup>	Acres <sup>2</sup>	Lower	Mod	AM	Tot. Units <sup>3</sup>	Density <sup>4</sup>	Lot Con.?	4 <sup>th</sup>	5 <sup>th</sup>
1718 E Main Street Mixed Use	073-0-191-070	1706 E Main Street	T4.5	Commerce	0.19	0.39	0	0	9	9	23.1	AAA	No	Yes
" "	073-0-191-080	1718 E Main Street,	T4.5	Commerce	0.19							AAA	Yes	No
5445 Thille Orchid Gardens	083-0-050-570	5445 Thille Street	RPD-11U	Neigh. High	0.54	0.6	0	0	18	18	30.0		No	No
935 E Front St 91	073-0-144-130	935 E Front Street	T4.3	Specific Plan	0.91	0.92	0	0	91	91	98.9		No	No
940 E Santa Clara St Quadplex	073-0-143-250	940 E Santa Clara Street	T4.1	Specific Plan	0.51	0.57	0	0	4	4	7.0	BBB	No	Yes
" "	073-0-143-340	940 E Santa Clara Street	T4.1	Specific Plan	0.05							BBB	No	Yes
Bell & Olive MU Apts	071-0-022-010	166 Bell Way	C-2	Commerce	0.12	0.41	0	0	8	8	19.5	CCC	Yes	No
" "	071-0-022-380	830 N Olive Avenue	C-2	Commerce	0.29							CCC	Yes	No
Broome (The Grove)	079-0-240-035	Copland Drive,	RPD-1	Neigh. Med.	25.65	25.86	38	0	212	250	9.7		No	No
Citrus III	090-0-250-255	Wells Road	T4.10	Commerce	1.59	1.59	3	2	38	43	27.0		No	Yes
Chapman On Ramona	071-0-032-230	95 E Ramona Street	R-3-5	Neigh. High	0.46	0.47	0	0	4	4	8.5		No	No
Citrus II	090-0-250-305	11100 Citrus Dr	T4.10	Commerce	2.71	2.7	14	0	64	78	28.9		No	Yes
Deanza Courts	068-0-070-015	1995 N Ventura Avenue	MXD	Commerce	2.53	2.7	1	1	76	78	28.9	DDD	No	No
" "	068-0-070-035	1995 N Ventura Avenue	MXD	Commerce	0.17							DDD	No	No
Garden Estates Apartments	073-0-021-200	32 S Garden Street	T4.3	Specific Plan	2.14	2.15	1	1	9	11	5.1		No	No
Hemlock Apartments	073-0-162-210	264 S Hemlock Street	T4.1	Specific Plan	0.55	0.56	0	0	23	23	41.1		No	No
Laurel Courts	073-0-270-010	1028 E Front Street	T5.1	Specific Plan	1.19	1.2	3	2	39	44	36.7		Yes	Yes
Logue	068-0-060-215	2055 N Ventura Av	MXD	Commerce	5.92	5.9	16	0	109	125	21.2		No	No
Mar-Y-Cel	073-0-114-030	193 S Junipero Street	T4.3	Specific Plan	0.54	2.38	14	0	126	140	58.8	EEE	No	No

" "	073-0-114-040		T4.3	Specific Plan	0.08							EEE	Yes	No
" "	073-0-114-080	24 E Santa Clara Street,	T4.3	Specific Plan	1.15							EEE	No	No
" "	073-0-114-090	164 S Ventura Avenue	T4.3	Specific Plan	0.21							EEE	No	No
" "	073-0-114-100		T4.3	Specific Plan	0.26							EEE	Yes	No
" "	073-0-114-115		T4.3	Specific Plan	0.12							EEE	No	No
Samet Apartments	073-0-111-010	102 S Garden Street,	T4.3	Specific Plan	0.23	0.24	0	0	19	19	79.2		No	Yes
Sanjon Village	073-0-270-090	1230 E Thompson Boulevard	T4.4	Specific Plan	1.88	1.92	2	1	30	33	17.2		No	Yes
Saticoy East Village Commercial	090-0-280-395		MXD	Specific Plan	1.48	4.71	0	0	10	10	2.1	FFF	Yes	No
" "	090-0-280-245	Wells Road	MXD	Specific Plan	1.55							FFF	Yes	No
" "	090-0-280-265	Wells Road	MXD	Specific Plan	1.66							FFF	Yes	No
SRO @ 45 S. California St	073-0-035-360	89 S California Street	T6.1	Specific Plan	0.92	0.22	0	0	27	27	122.7		No	No
The Lofts	071-0-260-300	117 N Ventura Avenue	T5.1	Specific Plan	0.42	0.42	0	0	35	35	83.3		No	Yes
The Point	073-0-121-130	211 E Thompson Boulevard	T5.1	Specific Plan	0.61	0.87	0	0	110	110	126.4	GGG	Yes	No
" "	073-0-121-140	231 E Thompson Boulevard	T5.1	Specific Plan	0.12							GGG	Yes	No
" "	073-0-121-150	245 E Thompson Boulevard	T5.1	Specific Plan	0.12							GGG	Yes	No
The Willows	132-0-080-275	Johnson Drive	CPD	Commerce	8.03	8.03	19	0	287	306	38.1		No	Yes
Thompson Cruz	075-0-081-090	1926 E Thompson Boulevard	T4.5	Commerce	0.31	0.31	0	1	11	12	38.7		No	No
World Oil	073-0-072-090	1571 Main & Encinal	T4.5	Commerce	0.3	0.3	0	0	3	3	10.0		Yes	No
Harbor & Seaward Anastasi	076-0-010-235	955 S Seaward Avenue	CMXD	Planned MU	5.32	5.56	10	5	82	97	17.3	HHH	No	No

	081-0-054-030		CMXD	Planned MU	0.28							HHH	No	No
Pacific Wave Building	075-0-060-220	1342 E Thompson Boulevard	T4.5	Commerce	0.27	0.28	0	0	8	8	28.6		Yes	Yes
Total Pending Projects							121	13	1,452	1,586				
Notes:1. Acres per parcels according to Assessor’s data. 2. Acres for combined lots when multiple parcels were consolidates. 3. For projects that combined lots, units are only listed for one parcel since distribution not known. 4. Density was calculated using the combined acreage.														



**Table B- 17: Re-Use Sites from 5<sup>th</sup> Cycle Sites**

APN	Address	Zoning	GP Designation	Community/SP	Acres	Density	Unit Pot.	Income Level	Lot Consol Potential	Notes <sup>15</sup>	4 <sup>th</sup> Cycle
<b>Lower Income</b>											
071-0-160-140	233 Dubbers St	T4.2	Specific Plan	DowntownDist1	0.97	51	49	lower	G	Vacant Lot	Yes
073-0-212-270	1633 Thompson Bl E	T4.5	Commerce	ThompsonBlvdCor	0.16	38	5	lower	S	Vacant Lot	Yes
075-0-070-100	1644 Thompson Bl E	T4.5	Commerce (53.48%), Neighborhood Medium (46.52%)	ThompsonBlvdCor	0.45	38	17	lower	R	Vacant Lot	Yes
077-0-083-415		T4.5	Commerce	MainStCor	0.14	38	5	lower	CC	Vacant Lot	Yes
Lower vacant							76				
071-0-160-180	330 Park Row Av W	T4.2	Specific Plan	DowntownDist1	1.21	51	61	lower	G	CF - SS -	Yes
071-0-160-200	295 Olive St N	T4.2	Specific Plan	DowntownDist1	1.10	51	56	lower	G	CF - SS -	Yes
071-0-180-030	190 Olive St N	T4.3	Specific Plan	DowntownDist1	0.22	51	11	lower	H	CP - Auto Repair - Aging -	No
071-0-180-040	204 Olive St N	T4.3	Specific Plan	DowntownDist1	0.21	51	9	lower	H	RP - SS -	No
071-0-180-190	205 Garden St N	T4.3	Specific Plan	DowntownDist1	0.21	51	10	lower	H	CP - Dilapidated - SS	No
071-0-180-200	183 Garden St N	T4.3	Specific Plan	DowntownDist1	0.37	51	18	lower	H	CP - Dilapidated - SS	No
071-0-191-060	106 Ventura Av N	T5.1	Specific Plan	DowntownDist1	0.20	51	10	lower	M	Vacant Lot w/ slope; part has structure	Yes
071-0-191-170	108 Ventura Av N	T5.1	Specific Plan	DowntownDist1	0.39	51	18	lower	M	RF	No
071-0-191-180	130 Ventura Av N	T5.1	Specific Plan	DowntownDist1	0.22	51	10	lower	M	RF	No
071-0-191-190	140 Ventura Av N	T5.1	Specific Plan	DowntownDist1	0.08	51	4	lower	M	CF	No
071-0-260-145		T5.1	Specific Plan	DowntownDist1	1.31	51	66	lower	K	Pkg. Lot	No

<sup>15</sup> The following key explains the abbreviations in the Notes column: C = Commercial, R = Residential, P = Poor, F = Fair, G = Good, CP = Commercial Poor, CF = Commercial Fair, CG = Commercial Good, SS = Single Story; 2S = Two Story, 3S = Three Story, CB = Current Business

**Table B- 17: Re-Use Sites from 5<sup>th</sup> Cycle Sites**

APN	Address	Zoning	GP Designation	Community/SP	Acres	Density	Unit Pot.	Income Level	Lot Consol Potential	Notes <sup>2,5</sup>	4 <sup>th</sup> Cycle
071-0-260-185		T5.1	Specific Plan	DowntownDist1	0.27	51	13	lower	K	Pkg. Lot	No
071-0-260-355		T5.1	Specific Plan	DowntownDist1	0.73	51	37	lower	K	Pkg. Lot	No
073-0-011-040	210 Main St W	T4.3	Specific Plan	DowntownDist1	0.42	51	21	lower	J	Pkg. Lot	No
073-0-011-260	230 Main St W	T4.3	Specific Plan	DowntownDist1	0.63	51	31	lower	J	Pkg. Lot	No
073-0-126-270	470 Thompson Bl E	T6.1	Specific Plan	DowntownDist2	0.81	51	41	lower		Pkg. Lot	No
073-0-212-190	1655 Thompson Bl E	T4.5	Commerce	ThompsonBlvdCor	0.31	38	11	lower	S	CP - SS - Aging Bldg.	Yes
073-0-212-200	1655 Thompson Bl E	T4.5	Commerce	ThompsonBlvdCor	0.16	38	5	lower	S	Pkg. Lot	Yes
073-0-270-100	1220 Thompson Bl E	T4.4	Specific Plan	DowntownDist4	0.78	51	39	lower		CP - Aging/Dilapidated Bldgs. - SS	No
075-0-034-120	2261 Thompson Bl E	T4.5	Commerce	ThompsonBlvdCor	0.26	38	9	lower	U	CP - Used auto sales - Aging Bldg. - SS -	Yes
075-0-034-230	2283 Thompson Bl E	T4.5	Commerce	ThompsonBlvdCor	0.28	38	10	lower	U	CP - Used auto sales - Aging Bldg. - SS -	Yes
075-0-070-080	1612 Thompson Bl E	T4.5	Commerce (40.94%), Neigh. Med (59.06%)	ThompsonBlvdCor	0.98	38	37	lower	R	CP - Hotel - SS -	Yes
075-0-070-090	1632 Thompson Bl E	T4.5	Commerce (48.02%), Neigh.Med(51.98%)	ThompsonBlvdCor	0.50	38	18	lower	R	RF - SS -	Yes
075-0-070-110	1690 Thompson Bl E	T4.5	Commerce (50.57%), Neighborhood Medium (49.43%)	ThompsonBlvdCor	0.95	38	36	lower	R	CP - Hotel - SS & 2S - Aging Bldgs.	No
075-0-070-120	1694 Thompson Bl E	T4.5	Commerce (46.60%), Neighb.Med. (53.40%)	ThompsonBlvdCor	0.86	38	32	lower	R	CP - Hotel - SS - Aging Bldg.	No

**Table B- 17: Re-Use Sites from 5<sup>th</sup> Cycle Sites**

APN	Address	Zoning	GP Designation	Community/SP	Acres	Density	Unit Pot.	Income Level	Lot Consol Potential	Notes <sup>3,5</sup>	4 <sup>th</sup> Cycle
075-0-081-070	1870 Thompson Bl E	T4.5	Commerce	ThompsonBlvdCor	0.77	38	29	lower	T	CP - Aging Bldg. - SS	No
075-0-081-470	1838 Thompson Bl E	T4.5	Commerce	ThompsonBlvdCor	0.61	38	23	lower		CP - Auto Repair - Aging - SS -	Yes
075-0-094-180	2226 Thompson Bl E	T4.5	Commerce	ThompsonBlvdCor	0.52	38	19	lower		CP - Multiple Businesses - Aging Bldg. -	No
075-0-103-010	2386 Thompson Bl E	T4.5	Commerce	ThompsonBlvdCor	0.32	38	12	lower	V	CP - SS & RF - Multiple Bldgs. - SS	No
075-0-103-020	2406 Thompson Bl E	T4.5	Commerce	ThompsonBlvdCor	0.78	38	29	lower	V	CP - Motel - Aging - SS	No
077-0-083-215	3135 Main St E	T4.5	Commerce	MainStCor	1.03	38	39	lower	CC	CF - 1-Story Motel not in Coastal Zone - SS	No
077-0-111-050	3215 Main St E	T4.5	Commerce	MainStCor	0.52	38	19	lower	KK	CF - 1-Story Motel not in Coastal Zone - SS	No
Lower Underutilized							783				
Lower Total							859				
Moderate											
135-0-062-155	1931 ALAMEDA AV	T4.9	Neighborhood High	VictoriaCor	0.18	20	3	Mod	FF	Vacant Lot	Yes
135-0-062-165		T4.9	Neighborhood High	VictoriaCor	0.18	20	3	Mod	FF	Vacant Lot	Yes
090-0-250-015	11004 TELEGRAPH RD	T4.10	Commerce	WellsRdCor	0.63	20	12	Mod	TT	Vacant Lot	Yes
075-0-032-210	2171 THOMPSON BL E	T4.5	Commerce	ThompsonBlvdCor	0.28	38	10	Mod		Vacant Lot	Yes
077-0-022-210	2895 MAIN ST E	T5.2	Commerce	MainStCor	0.25	38	9	Mod		Vacant Lot	Yes
071-0-152-330	257 CEDAR ST	T4.1	Specific Plan	DowntownDist1	0.22	51	11	Mod		Vacant Lot	Yes
071-0-155-100	284 VENTURA AV N	T5.1	Specific Plan	DowntownDist1	0.11	51	5	Mod	E	Vacant Lot	No
071-0-160-060	159 OLIVE ST N	T4.2	Specific Plan	DowntownDist1	0.29	51	14	Mod		Vacant Lot	Yes
071-0-180-100	162 PARK ROW AV W	T4.2	Specific Plan	DowntownDist1	0.15	51	7	Mod		Vacant Lot	Yes

**Table B- 17: Re-Use Sites from 5<sup>th</sup> Cycle Sites**

APN	Address	Zoning	GP Designation	Community/SP	Acres	Density	Unit Pot.	Income Level	Lot Consol Potential	Notes <sup>25</sup>	4 <sup>th</sup> Cycle
071-0-180-420		T4.2	Specific Plan	DowntownDist1	0.30	51	15	Mod		Vacant Lot	Yes
073-0-058-030	1042 MAIN ST E	T4.1	Specific Plan	DowntownDist3	0.29	51	14	Mod		Vacant Lot	Yes
073-0-106-090		T4.3	Specific Plan	DowntownDist1	0.08	51	3	Mod	L	Vacant Lot	No
073-0-118-110		T5.1	Specific Plan	DowntownDist1	0.06	51	2	Mod	N	Vacant Lot	No
073-0-118-165	132 THOMPSON BL E	T4.3	Specific Plan	DowntownDist1	0.19	51	9	Mod		Vacant Lot	Yes
068-0-090-430	1665 VENTURA AV N	C-2	Neighborhood High	VenturaAve	0.57	27	15	Mod		Vacant Lot	Yes
071-0-072-260	572 VENTURA AV N	C-2	Parks and Open Space	VenturaAve	0.10	27	2	Mod		Vacant Lot	No
071-0-154-120	320 VENTURA AV N	C-2	Commerce	VenturaAve	0.16	27	4	Mod	D	Vacant Lot	Yes
079-0-010-405		C-1A	Commerce	PVMall	0.77	27	20	Mod		Vacant Lot	No
Moderate Vacant							158				
136-0-010-295		T4.8	Commerce	VictoriaCor	0.90	20	18	mod		Pkg. Lot	No
090-0-250-025	11060 TELEGRAPH RD	T4.10	Commerce	WellsRdCor	1.40	20	27	mod	TT	RF - SS	No
090-0-250-325		T4.10	Commerce	WellsRdCor	0.41	20	8	mod		Pkg. Lot	No
073-0-072-110	1535 MAIN ST E	T4.5	Commerce	MainStCor	0.12	38	4	Mod		CF - Aging Bldg. - Multiple Businesses - SS -	No
073-0-082-170	1653 MAIN ST E	T4.5	Commerce	MainStCor	0.15	38	5	Mod		CF - Aging Bldg. - SS	No
073-0-094-120		T4.5	Commerce	MainStCor	0.18	38	6	Mod		CF - SS	No
073-0-094-240	2065 MAIN ST E	T4.5	Commerce	MainStCor	0.38	38	14	Mod		CF - Aging Bldg. - SS -	Yes
073-0-181-110	1548 MAIN ST E	T4.5	Commerce	MainStCor	0.10	38	3	Mod		CF - SS -	No
073-0-184-050	1551 THOMPSON BL E	T4.5	Commerce	ThompsonBlvdCor	0.16	38	4	Mod		RF - SS -	No
073-0-191-050		T4.5	Commerce	MainStCor	0.19	38	7	Mod		Pkg. Lot	Yes
073-0-193-220	1806 MAIN ST E	T4.5	Commerce	MainStCor	0.15	38	5	Mod		CP - Aging Bldg. - SS	No
073-0-193-240		T4.5	Commerce	MainStCor	0.05	38	1	Mod		Pkg. Lot	Yes

**Table B- 17: Re-Use Sites from 5<sup>th</sup> Cycle Sites**

APN	Address	Zoning	GP Designation	Community/SP	Acres	Density	Unit Pot.	Income Level	Lot Consol Potential	Notes <sup>25</sup>	4 <sup>th</sup> Cycle
073-0-221-130	1893 THOMPSON BL E	T4.5	Commerce	ThompsonBlvdCor	0.15	38	5	Mod		CP - Used auto sales - Aging Bldg. -	No
073-0-223-210		T4.5	Commerce	ThompsonBlvdCor	0.15	38	5	Mod		Pkg. Lot	Yes
074-0-152-120		T4.5	Commerce	LomaVistaCor	0.10	38	3	Mod		Pkg. Lot	No
075-0-014-010		T4.5	Commerce	MainStCor	0.13	38	4	Mod		Pkg. Lot	Yes
075-0-021-020	2338 MAIN ST E	T4.5	Commerce	MainStCor	0.13	38	4	Mod		CF - Aging Bldg. - SS -	No
075-0-023-130		T4.5	Commerce	MainStCor	0.13	38	4	Mod		Pkg. Lot	Yes
075-0-043-100	2493 THOMPSON BL E	T4.5	Commerce	ThompsonBlvdCor	0.23	38	8	Mod		Pkg. Lot	Yes
075-0-044-120	2525 THOMPSON BL E	T4.5	Commerce	ThompsonBlvdCor	0.24	38	9	Mod		Pkg. Lot	Yes
075-0-052-060		T5.2	Commerce	ThompsonBlvdCor	0.11	38	4	Mod		Pkg. Lot	Yes
075-0-091-030		T4.5	Commerce	ThompsonBlvdCor	0.12	38	4	Mod		Pkg. Lot	No
075-0-091-050	2040 THOMPSON BL E	T4.5	Commerce	ThompsonBlvdCor	0.18	38	6	Mod		CP - Used auto sales - Aging Bldg. - SS -	No
075-0-092-010	2076 THOMPSON BL E	T4.5	Commerce	ThompsonBlvdCor	0.18	38	7	Mod		CP - Car wash - Aging Bldg. - SS -	No
075-0-092-030	2110 THOMPSON BL E	T4.5	Commerce	ThompsonBlvdCor	0.13	38	5	Mod		Pkg. Lot	Yes
075-0-093-030	2186 THOMPSON BL E	T4.5	Commerce	ThompsonBlvdCor	0.27	38	10	Mod		CP - Used auto sales - Aging Bldg. -	No
075-0-101-270		T4.5	Commerce	ThompsonBlvdCor	0.27	38	10	Mod		Pkg. Lot	No
075-0-102-305		T4.5	Commerce	ThompsonBlvdCor	0.13	38	5	Mod		Pkg. Lot	Yes
075-0-104-260	2480 THOMPSON BL E	T4.5	Commerce	ThompsonBlvdCor	0.30	38	11	Mod	W	CP - Used Auto Sales - Aging Bldgs. - SS -	No
075-0-104-290	2460 THOMPSON BL E	T4.5	Commerce	ThompsonBlvdCor	0.20	38	7	Mod	W	CF - car wash - SS -	No
077-0-071-080	2901 MAIN ST E	T4.5	Commerce	MainStCor	0.32	38	12	Mod		CP - Aging Bldg. - SS -	No

**Table B- 17: Re-Use Sites from 5<sup>th</sup> Cycle Sites**

APN	Address	Zoning	GP Designation	Community/SP	Acres	Density	Unit Pot.	Income Level	Lot Consol Potential	Notes <sup>25</sup>	4 <sup>th</sup> Cycle
077-0-071-110		T4.5	Commerce	MainStCor	0.24	38	9	Mod		Pkg. Lot	Yes
071-0-155-010	296 VENTURA AV N	T5.1	Specific Plan	DowntownDist1	0.22	51	10	Mod	E	RF -	No
071-0-155-050	245 WALL ST	T5.1	Specific Plan	DowntownDist1	0.18	51	8	Mod	F	CP	No
071-0-155-090	194 VENTURA AV N	T5.1	Specific Plan	DowntownDist1	0.50	51	25	Mod		CP - Large Pkg. Area -	No
071-0-155-120	240 VENTURA AV N	T5.1	Specific Plan	DowntownDist1	0.19	51	9	Mod	F	CP - Auto Repair - Aging	No
071-0-160-020	213 OLIVE ST N	T4.2	Specific Plan	DowntownDist1	0.14	51	7	Mod		Pkg. Lot	Yes
071-0-160-120	175 DUBBERS ST	T4.2	Specific Plan	DowntownDist1	0.31	51	15	Mod		CP - Auto Repair - Aging Bldg. - SS -	No
071-0-173-040		T4.3	Specific Plan	DowntownDist1	0.17	51	8	Mod		Pkg. Lot	No
071-0-180-120	124 PARK ROW AV W	T4.2	Specific Plan	DowntownDist1	0.16	51	7	Mod		RP - SS -	No
071-0-180-260	46 FIX WY	T4.3	Specific Plan	DowntownDist1	0.15	51	7	Mod		CP - Auto Repair - Aging - SS	No
071-0-180-360		T5.1	Specific Plan	DowntownDist1	0.26	51	13	Mod		Pkg lot	Yes
073-0-021-170		T5.1	Specific Plan	DowntownDist1	0.23	51	11	Mod		Pkg. Lot	Yes
073-0-043-030	69 FIR ST N	T4.1	Specific Plan	DowntownDist2	0.11	51	4	Mod	P	Pkg. Lot	No
073-0-043-040	57 FIR ST N	T4.1	Specific Plan	DowntownDist2	0.11	51	4	Mod	P	Pkg. Lot	No
073-0-045-050	41 ASH ST N	T4.1	Specific Plan	DowntownDist2	0.24	51	11	Mod		Pkg. Lot	No
073-0-051-150	52 ASH ST N	T4.1	Specific Plan	DowntownDist3	0.10	51	5	Mod		Pkg. Lot	No
073-0-051-360	12 ASH ST N	T4.1	Specific Plan	DowntownDist3	0.27	51	13	Mod		CF - Multiple Businesses - 3S -	No
073-0-052-010	800 MAIN ST E	T4.1	Specific Plan	DowntownDist3	0.18	51	9	Mod		CF - SS -	No
073-0-053-110	832 POINSETTIA PL	T4.1	Specific Plan	DowntownDist3	0.37	51	18	Mod		Pkg. Lot	No
073-0-054-200	901 MAIN ST E	T4.1	Specific Plan	DowntownDist3	0.16	51	8	Mod		CF - SS -	No
073-0-057-200	1031 MAIN ST E	T4.1	Specific Plan	DowntownDist3	0.21	51	9	Mod		RF - SS -	No
073-0-061-100	81 HEMLOCK ST N	T4.1	Specific Plan	DowntownDist3	0.22	51	10	Mod		RG - 2S -	No
073-0-106-020	174 SANTA CLARA ST W	T4.3	Specific Plan	DowntownDist1	0.20	51	10	Mod	L	Pkg. Lot	No

**Table B- 17: Re-Use Sites from 5<sup>th</sup> Cycle Sites**

APN	Address	Zoning	GP Designation	Community/SP	Acres	Density	Unit Pot.	Income Level	Lot Consol Potential	Notes <sup>25</sup>	4 <sup>th</sup> Cycle
073-0-118-020	54 THOMPSON BL E	T4.3	Specific Plan	DowntownDist1	0.31	51	15	Mod		CP - Auto Repair - SS -	No
073-0-118-120	186 THOMPSON BL E	T5.1	Specific Plan	DowntownDist1	0.13	51	6	Mod	N	CP - Aging Bldg. - SS -	No
073-0-121-110	257 THOMPSON BL E	T6.1	Specific Plan	DowntownDist1	0.10	51	5	Mod	O	Pkg. Lot	No
073-0-121-170	291 THOMPSON BL E	T6.1	Specific Plan	DowntownDist1	0.31	51	15	Mod	O	CF - Vacant Bldg. - SS -	No
073-0-123-060	105 OAK ST S	T6.1	Specific Plan	DowntownDist2	0.23	51	11	Mod		Pkg. Lot	No
073-0-131-010	500 SANTA CLARA ST E	T6.1	Specific Plan	DowntownDist2	0.23	51	11	Mod		Vacant lot	No
073-0-135-125	763 THOMPSON BL E	T4.4	Specific Plan	DowntownDist2	0.31	51	15	Mod		CP - Aging bldg. - SS	No
073-0-141-240	811 THOMPSON BL E	T4.4	Specific Plan	DowntownDist3	0.30	51	15	Mod	JJ	CF - Multiple Businesses - 50% Vacant - SS	No
073-0-141-260	893 THOMPSON BL E	T4.4	Specific Plan	DowntownDist3	0.15	51	7	Mod		CP - Aging/Dilapidated - SS	No
073-0-142-010	806 THOMPSON BL E	T4.4	Specific Plan	DowntownDist4	0.17	51	8	Mod		CF - SS -	No
073-0-142-130	867 FRONT ST E	T4.3	Specific Plan	DowntownDist4	0.18	51	9	Mod		CF - SS -	No
073-0-143-050	169 LAUREL ST S	T4.4	Specific Plan	DowntownDist3	0.10	51	3	Mod		RP - Aging/Dilapidated - SS	No
073-0-144-070	982 THOMPSON BL E	T4.4	Specific Plan	DowntownDist4	0.12	51	5	Mod		CP - Auto Repair - Aging Bldg. - SS	No
073-0-145-040	1058 SANTA CLARA ST E	T4.1	Specific Plan	DowntownDist3	0.24	51	11	Mod		RF - SS -	No
073-0-145-200	120 LAUREL ST S	T4.1	Specific Plan	DowntownDist3	0.23	51	10	Mod		RG - SS -	No
073-0-152-020	1120 SANTA CLARA ST E	T4.1	Specific Plan	DowntownDist3	0.13	51	5	Mod		RF - 2S -	No
073-0-152-130	1183 META ST	T4.1	Specific Plan	DowntownDist3	0.16	51	7	Mod		RF - 2S -	No
073-0-154-090	1279 META ST	T4.1	Specific Plan	DowntownDist3	0.22	51	10	Mod		RF - SS -	No
073-0-162-090	1203 THOMPSON BL E	T4.4	Specific Plan	DowntownDist4	0.15	51	7	Mod	Q	Pkg. Lot	No

**Table B- 17: Re-Use Sites from 5<sup>th</sup> Cycle Sites**

APN	Address	Zoning	GP Designation	Community/SP	Acres	Density	Unit Pot.	Income Level	Lot Consol Potential	Notes <sup>25</sup>	4 <sup>th</sup> Cycle
073-0-162-100	1203 THOMPSON BL E	T4.4	Specific Plan	DowntownDist4	0.14	51	7	Mod	Q	CP - Used Car Dealership - Aging Bldg. - SS	No
071-0-154-010		R-3-5	Neighborhood High	VenturaAve	0.11	18	1	Mod		Vacant Lot	Yes
071-0-154-030	378 VENTURA AV N	R-3-5	Commerce	VenturaAve	0.24	18	4	Mod	C	CP - Auto Repair - Aging Bldg. - SS	Yes
068-0-123-360	1035 VENTURA AV N	C-2	Neighborhood High	VenturaAve	0.25	27	6	Mod		CF & RF - SS -	Yes
068-0-124-375	925 VENTURA AV N	C-2	Neighborhood High	VenturaAve	0.18	27	4	Mod		CP - Vacant - Aging Bldg. - SS	Yes
069-0-073-195	1510 VENTURA AV N	C-2	Neighborhood High	VenturaAve	0.23	27	6	Mod		RP - Dilapidated structures - SS	Yes
069-0-091-210	1350 VENTURA AV N	C-2	Neighborhood High	VenturaAve	0.52	27	14	Mod		parking paved; 1/8 has warehouse	Yes
069-0-111-025	1166 VENTURA AV N	C-2	Commerce	VenturaAve	0.21	27	4	Mod		RF - Vacant Bldg. - SS -	No
069-0-111-250	33 EL MEDIO ST	C-2	Commerce	VenturaAve	0.08	27	2	Mod		Pkg. Lot	Yes
069-0-171-105	2802 VENTURA AV N	C-2	Commerce	NorthAve	1.61	27	43	Mod		CP - Aging Bldgs. - SS	No
071-0-021-110	29 BELL WY	C-2	Neighborhood High	VenturaAve	0.47	27	12	Mod		RP - Dilapidated Trailer Park & CP - Auto Repair - Aging Bld	No
071-0-022-520	801 VENTURA AV N	C-2	Neighborhood High	VenturaAve	0.51	27	13	Mod		CP - Multiple Businesses - Aging Bldg. - SS	Yes
071-0-031-130	880 VENTURA AV N	C-2	Neighborhood High	VenturaAve	0.14	27	3	Mod		RF & CP - Auto Repair - Aging Bldg. - SS	Yes
071-0-032-380	720 VENTURA AV N	C-2	Commerce	VenturaAve	0.33	27	8	Mod		CP - Auto Repair - Aging Bldg. - SS	Yes
071-0-061-030	651 VENTURA AV N	C-2	Commerce	VenturaAve	0.15	27	4	Mod	B	CP - Vacant Bldg. - SS	Yes



**Table B- 17: Re-Use Sites from 5<sup>th</sup> Cycle Sites**

APN	Address	Zoning	GP Designation	Community/SP	Acres	Density	Unit Pot.	Income Level	Lot Consol Potential	Notes <sup>25</sup>	4 <sup>th</sup> Cycle
071-0-061-040	643 VENTURA AV N	C-2	Commerce	VenturaAve	0.15	27	4	Mod	B	CP - Vacant Bldg. - SS	Yes
071-0-071-275	624 VENTURA AV N	C-2	Commerce	VenturaAve	0.34	27	9	Mod		CP - Aging Bldg.	Yes
071-0-154-110	300 VENTURA AV N	C-2	Commerce	VenturaAve	0.36	27	9	Mod	D	CF - Aging Bldg. - SS	Yes
071-0-154-170	386 VENTURA AV N	C-2	Commerce	VenturaAve	0.13	27	3	Mod	C	CF - Auto Repair - Aging Bldg. - SS	Yes
074-0-154-100	2909 LOMA VISTA RD	C-1	Commerce	LomaVistaCor	0.29	27	7	Mod		CF - Aging Bldg. - SS -	No
077-0-023-110	2915 TELEGRAPH RD	C-1A	Commerce	MainStCor	0.21	27	5	Mod	BB	CP - Aging Car Repair - SS	No
077-0-023-120	2915 TELEGRAPH RD	C-1A	Commerce	MainStCor	0.08	27	2	Mod	BB	Pkg. Lot	Yes
077-0-073-080	3072 TELEGRAPH RD	C-2	Commerce	TelegraphCor	0.25	27	6	Mod		CF - SS -	No
078-0-201-250	3553 TELEGRAPH RD	C-1	Commerce	TelegraphCor	0.18	27	4	Mod		Pkg. Lot	No
078-0-212-200	3845 TELEGRAPH RD	C-1	Commerce	TelegraphCor	0.30	27	8	Mod	EE	CF - Vacant Bldg. - SS -	No
078-0-212-210	3855 TELEGRAPH RD	C-1	Commerce	TelegraphCor	0.21	27	5	Mod	EE	CF - Aging Bldg. - SS -	No
081-0-057-030		C-1	Commerce	PierpontNC	0.18	27	4	Mod		Pkg. Lot	No
089-0-100-170	1098 CACHUMA AV	C-1A	Commerce	TeleCachumaNC	0.37	27	9	Mod		CF - Car Wash - SS -	No
135-0-174-310	6380 BRISTOL RD	C-1A	Commerce	BristolNC	0.34	27	9	Mod	LL	Pkg. Lot	Yes
Moderate Underutilized							845				
Moderate Total							1,003				
079-0-090-230		R-1-1AC	Commerce	CollegeDayNC	1.25	7	8	AM		Vacant Lot	No
AM Vacant							8				
068-0-060-015	2235 VENTURA AV N	R-1-1AC	Commerce	VenturaAve	1.25	7	8	AM		CP - SS -	Yes
074-0-143-060		R-1-7	Neighborhood Low	LomaVistaCor	0.14	7	1	AM	X	Pkg. Lot	Yes
074-0-143-070		R-1-7	Neighborhood Low	LomaVistaCor	0.14	7	1	AM	X	Pkg. Lot	Yes

**Table B- 17: Re-Use Sites from 5<sup>th</sup> Cycle Sites**

APN	Address	Zoning	GP Designation	Community/SP	Acres	Density	Unit Pot.	Income Level	Lot Consol Potential	Notes <sup>25</sup>	4 <sup>th</sup> Cycle
074-0-151-070	123 VIRGINIA DR	R-1-7	Neighborhood Low	LomaVistaCor	0.14	7	1	AM	Y	Pkg. Lot	Yes
074-0-151-090		R-1-7	Neighborhood Low	LomaVistaCor	0.14	7	1	AM	Y	Pkg. Lot	Yes
074-0-152-080		R-1-7	Neighborhood Low	LomaVistaCor	0.13	7	1	AM	Z	Pkg. Lot	Yes
074-0-152-140		R-1-7	Neighborhood Low	LomaVistaCor	0.15	7	1	AM	Z	Pkg. Lot	Yes
074-0-153-080		R-1-7	Neighborhood Low	LomaVistaCor	0.13	7	1	AM	AA	Pkg. Lot	Yes
074-0-153-130	172 DALTON ST	R-1-7	Neighborhood Low	LomaVistaCor	0.13	7	1	AM	AA	Pkg. Lot	Yes
074-0-154-240	220 BRENT ST N	R-1-7	Neighborhood Low	LomaVistaCor	0.13	7	1	AM		Pkg. Lot	Yes
077-0-023-020	100 BRENT ST N	R-1-6	Commerce	TelegraphCor	0.15	7	1	AM		Pkg. Lot	Yes
079-0-311-010		R-1-6	Neighborhood Low	TelegraphCor	0.26	7	1	AM		Pkg. Lot	No
AM Underutilized							19				
AM Total							27				
Total Re-Use 5 <sup>th</sup> Cycle Sites							1,889				

**Table B- 18: New Sites - Not Requiring Rezone**

APN	Address	Zoning	GP Desig.	Community/ SP	Acres	Den.	Lower	Mod	AM	Tot Units	Lot Consol ID	NOTES	4 <sup>th</sup> Cycle	5 <sup>th</sup> Cycle
<b>Homes for All</b>														
077-0-083-235	3075 Main St E	T4	Commerce	Midtown Corr	0.53	38	20	0	0	20		Motel (Transient Lodging)	No	No
077-0-111-040	3237 Main St E	T4	Commerce	Midtown Corr	0.69	38	26	0	0	26	KK	Motel (Transient Lodging)	No	No
083-0-211-010	725 Victoria Av S	T4.8	Commerce	VictoriaCorr	1.17	32	37	0	0	37		Restaurants Or Coffee Shops (Designed And Used As Such)	No	No
135-0-141-265	2350 Victoria Av S	T4.9	Commerce	VictoriaCorr	1.28	32	40	0	0	40		Motel (Transient Lodging)	No	No
137-0-051-105	1295 Victoria Av S	T4.9	Commerce	VictoriaCorr	1.75	32	56	0	0	56		Restaurants Or Coffee Shops (Designed And Used As Such)	No	No
073-0-213-110	1787 Thompson Bl E	T4.5	Commerce	MidtownCor r	0.28	38	0	10	0	10		Motel (Transient Lodging)	No	Yes
075-0-031-120	2107 Thompson Bl E	T4.5	Commerce	MidtownCor r	0.27	38	0	10	0	10		Motel (Transient Lodging)	No	No
135-0-174-300	6320 Bristol Rd	C-1A	Commerce		1.38	27	0	37	0	37	LL	Multi-Tenant, Strip Centers, Neighborhood Shopping Centers	Yes	No
068-0-040-045	2717 Ventura Av N	R-1-IAC	Public / Institutional		7.44	7	0	0	52	52		Nontaxable - Public Grade school (K-Jr)	No	Yes
083-0-050-490	915 Goodman Av	RPD-14	Neigh. High		2.01	7	0	0	14	14		Custom Single Family Dwelling; Single Family Dwelling With A Guest House, Garage Apartment Or Sleeping Room	No	No
Total Homes for All Sites							179	57	66	302				

**Table B- 18: New Sites - Not Requiring Rezone**

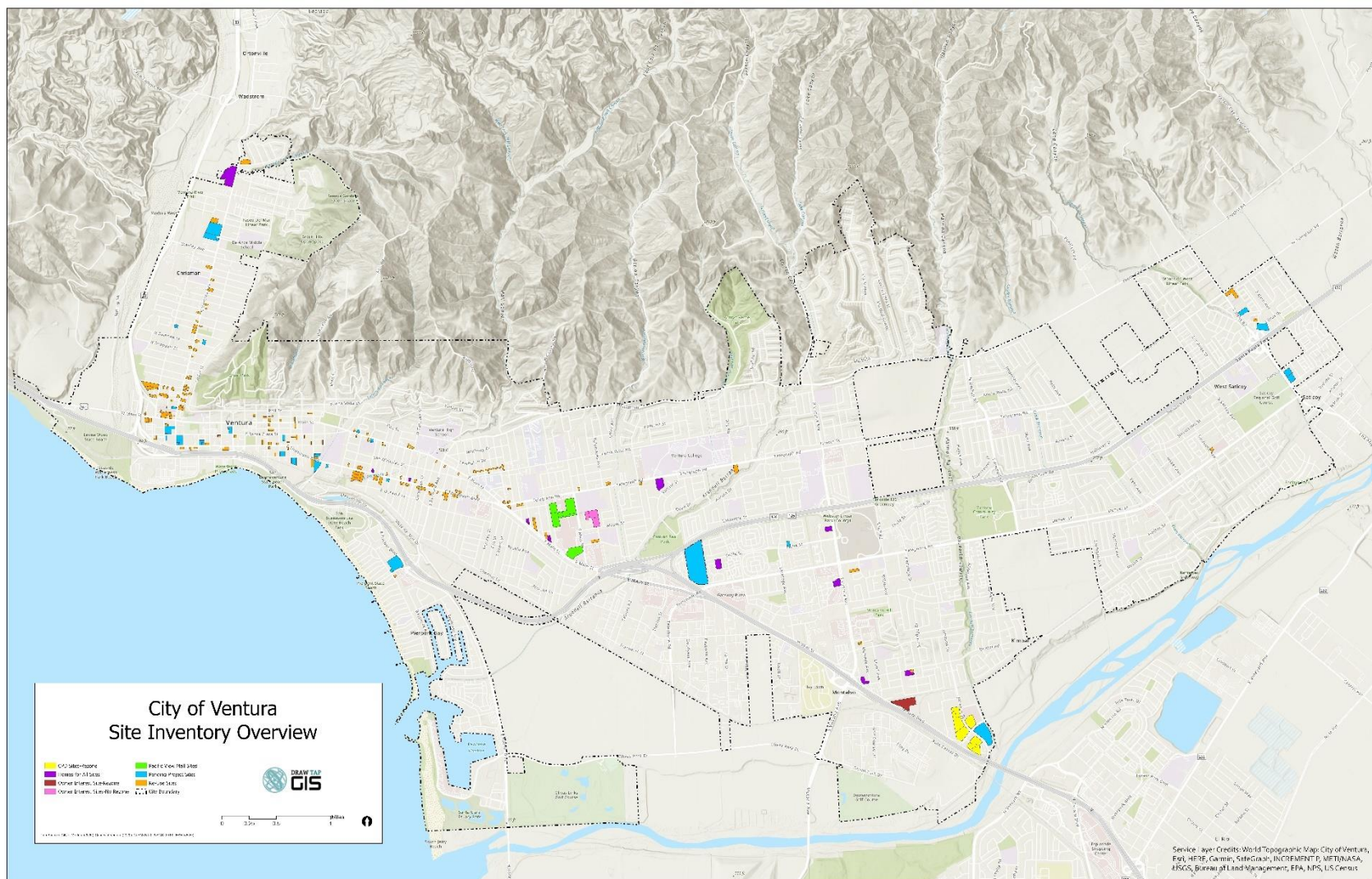
APN	Address	Zoning	GP Desig.	Community/ SP	Acres	Den.	Lower	Mod	AM	Tot Units	Lot Consol ID	NOTES	4 <sup>th</sup> Cycle	5 <sup>th</sup> Cycle
<b>Pacific View Mall Sites</b>														
077-0-130-475	477 S Mills Rd	C-1A	Commerce		4.96	45	223	0				Parking area of Pacific View Mall	No	No
077-0-130-545	S Mills Rd	C-1A	Commerce		7.98	45	359	0	0	0		Parking area of Pacific View Mall	No	Yes
077-0-130-565	S Mills Rd	C-1A	Commerce		4.86	45	218	0	0	0		Parking area of Pacific View Mall	No	No
<b>Total Pacific View Malls Sites</b>							800	0	0	800				
<b>Sites with Developer/Owner Interest</b>														
790-1-014-55	290 Maple Court	C-1A	Commerce		2.3	45 (see notes)	52	0	298	350	VV	Maple Court- Abandoned office space in the Maple Court cul-de-sac. Developer proposing mixed use at 45 du/ac. The zoning has no density limit; GP is 54 du/ac. They will be doing a small density bonus to get to 350 units. Units income level based on 15% inclusionary housing requirement.	No	No
790-1-014-45	260 Maple Court	C-1A	Commerce		2.4						VV		No	No
790-1-014-25	255 Maple Court	C-1A	Commerce		1.1						VV		No	No
<b>Total Sites with Owner/Developer Interest</b>							52	0	298	350				
<b>Total New Sites- No Rezone</b>							1,031	57	364	1,452				

**Table B- 19: New Sites- Candidate Rezone**

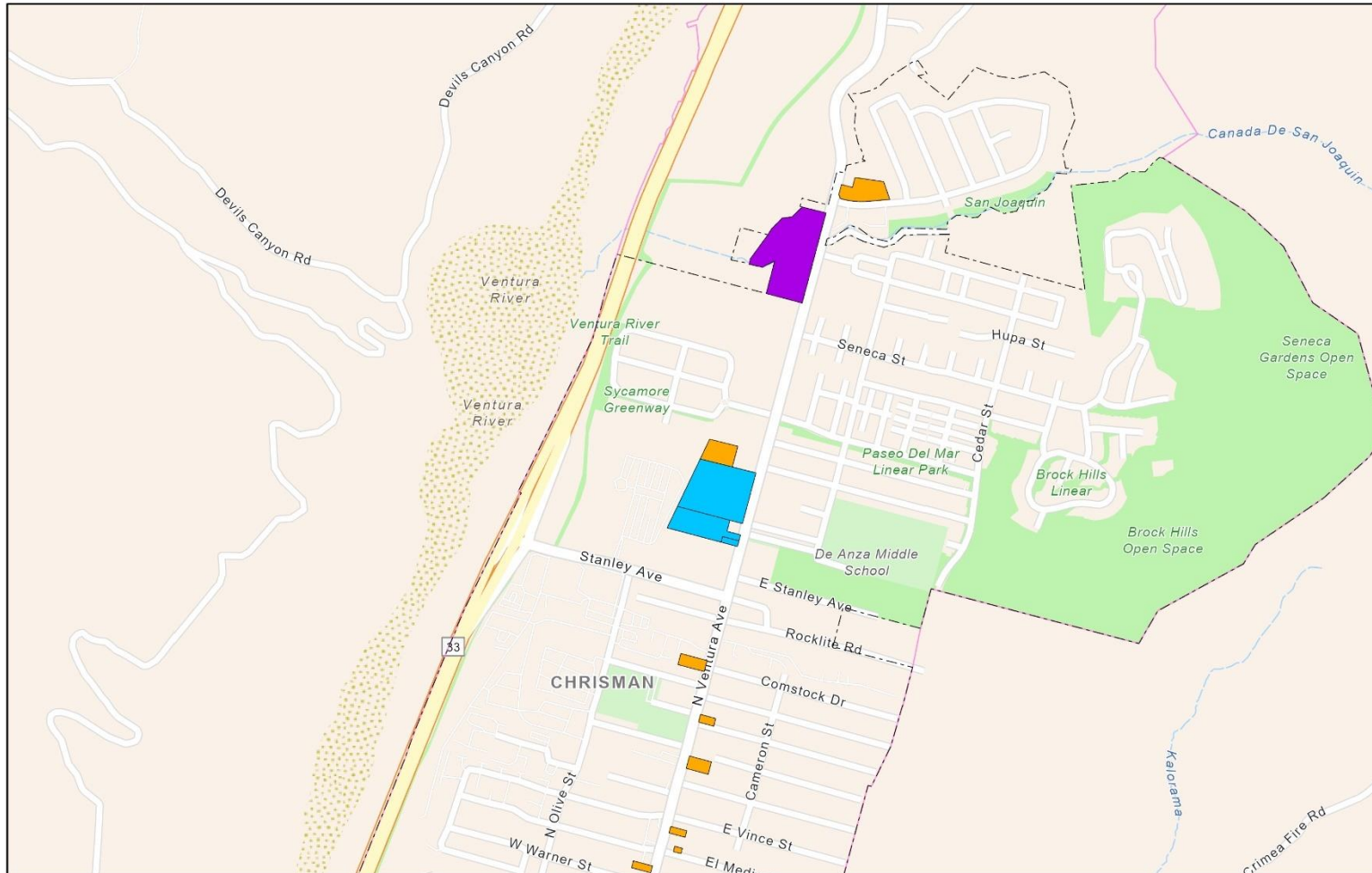
APN	Address	Zoning	GP Designation	Community/ SP	Acres	Density	Lower	Mod	AM	Tot Units	Lot Consol ID	NOTES	4 <sup>th</sup> Cycle	5 <sup>th</sup> Cycle
<b>CPD Sites</b>														
132-0-090-035	Johnson Drive	CPD	Commerce	Montalvo	2.53	45	113	0	0	113	HH	Vacant	No	Yes
132-0-090-045	Johnson Drive	CPD	Commerce	Montalvo	1.64	45	73	0	0	73	HH	Vacant	No	Yes
132-0-090-125	Johnson Drive	CPD	Commerce	Montalvo	2.02	45	90	0	0	90	HH	Vacant	No	Yes
132-0-080-245	2975 Johnson Drive	CPD	Commerce	Montalvo	4.4	45	30	0	168	198	WW	Toys R US site; currently vacant. Developer speaking to all three parcel owners in block.	No	No
130-0-802-95	2855 Johnson Drive	CPD	Commerce	Montalvo	4.8	45	33	0	184	217	WW	Toys R Us adjacent site; existing commercial use. Developer speaking to all three parcel owners in block.	No	No
132-0-080-285	2825 Johnson Drive	CPD	Commerce	Montalvo	2.1	45	14	0	80	94	WW	Toys R Us adjacent site; existing commercial use. Developer speaking to all three parcel owners in block.	No	No
132-0-080-225	2950 Johnson Drive	CPD	Commerce	Montalvo	3.48	45	23	0	133	156		Northbank Plaza commercial use; owner interest; wants to be included in inventory.	No	No

Total CPD Sites												376	0	565	941		
Sites with Owner/Developer Interest													No	No			
135-0-260-175	6205 Ventura Blvd	MPD	Industry	Montalvo	6.3	60	56	0	320	376		Underutilized parcel across from Metrolink East Ventura Station. Going for 60 du/ac for transit oriented development funding through HCD.	No	No			
790-3-030-75	4300 Telegraph	R-1-7	Neigh. Low		2.5	30	44	0	0	44		Church wants to build 30 du/ac affordable project and keep existing buildings closest to street. Potential capacity based on aerial analysis of parking area and removal of one existing structure (about 60 percent of parcel)	No	No			
Total Sites with Owner/Developer Interest							100	0	320	420							
Total New Sites- Candidate Rezone							476	0	885	1,361							

**Figure B- 4: Ventura 6<sup>th</sup> Cycle Sites Inventory Detailed Maps**







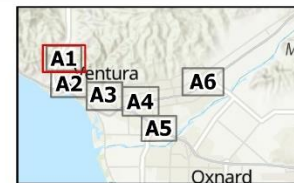
Data Sources: City of Ventura (2020); County of Ventura (2020).

- |  |   |
|--|---|
| <span style="color: blue;">■</span> Pending Project Sites          | <span style="color: red;">■</span> Owner Interest Site-Rezone |
| <span style="color: orange;">■</span> Re-Use Sites                 | <span style="color: yellow;">■</span> CPD Sites-Rezone        |
| <span style="color: purple;">■</span> Homes for All Sites          | <span style="color: black;">---</span> Ventura City Limits    |
| <span style="color: green;">■</span> Pacific View Mall Sites       | <span style="color: pink;">---</span> Sphere of Influence     |
| <span style="color: pink;">■</span> Owner Interest Sites-No Rezone | <span style="color: yellow;">---</span> Planning Boundary     |

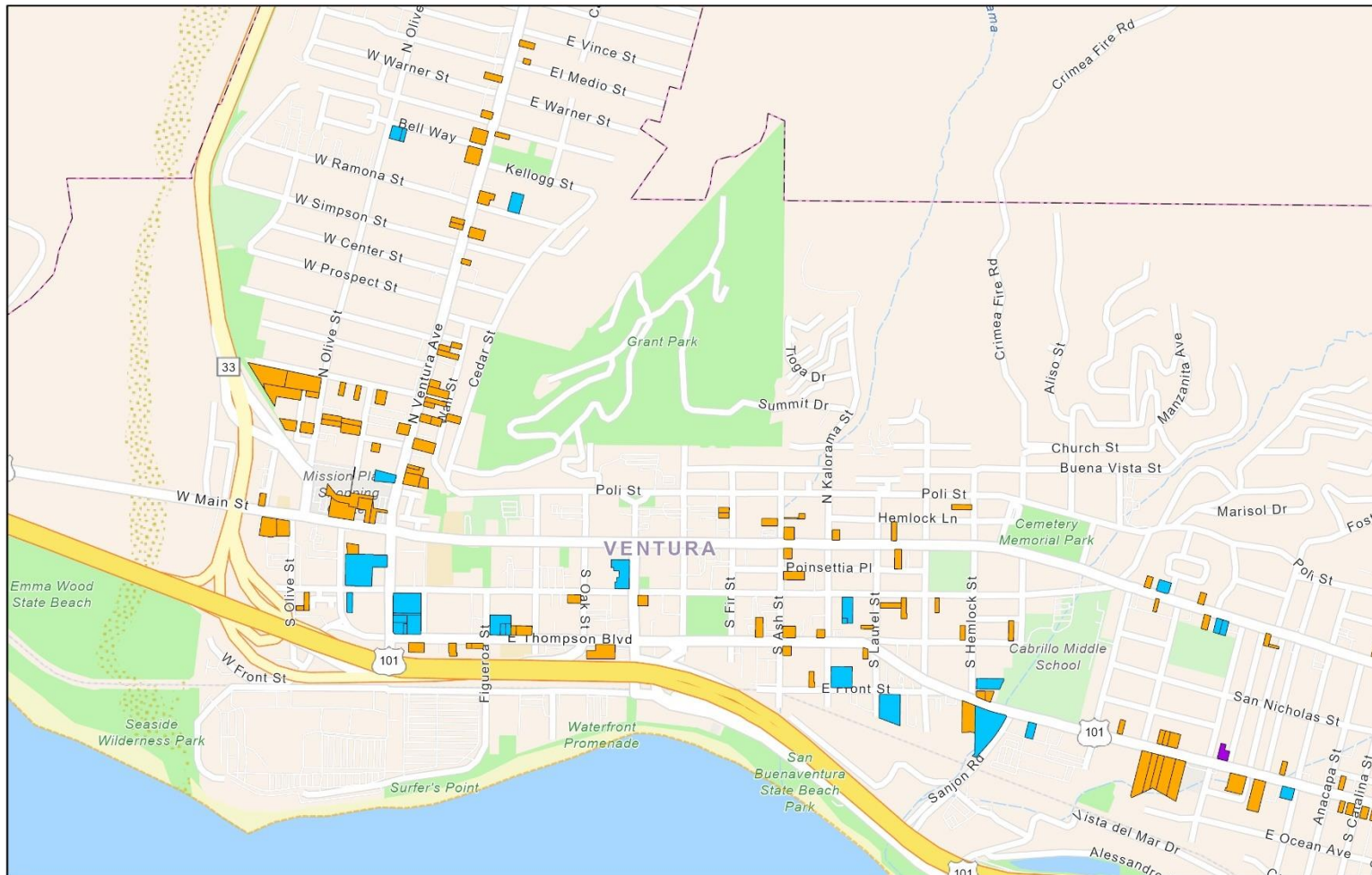
## Ventura Site Inventory Overview

Page Name: A1

0 1,000  
Feet







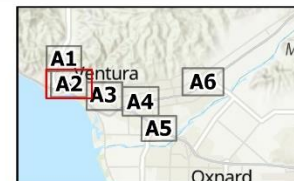
Data Sources: City of Ventura (2020); County of Ventura (2020).

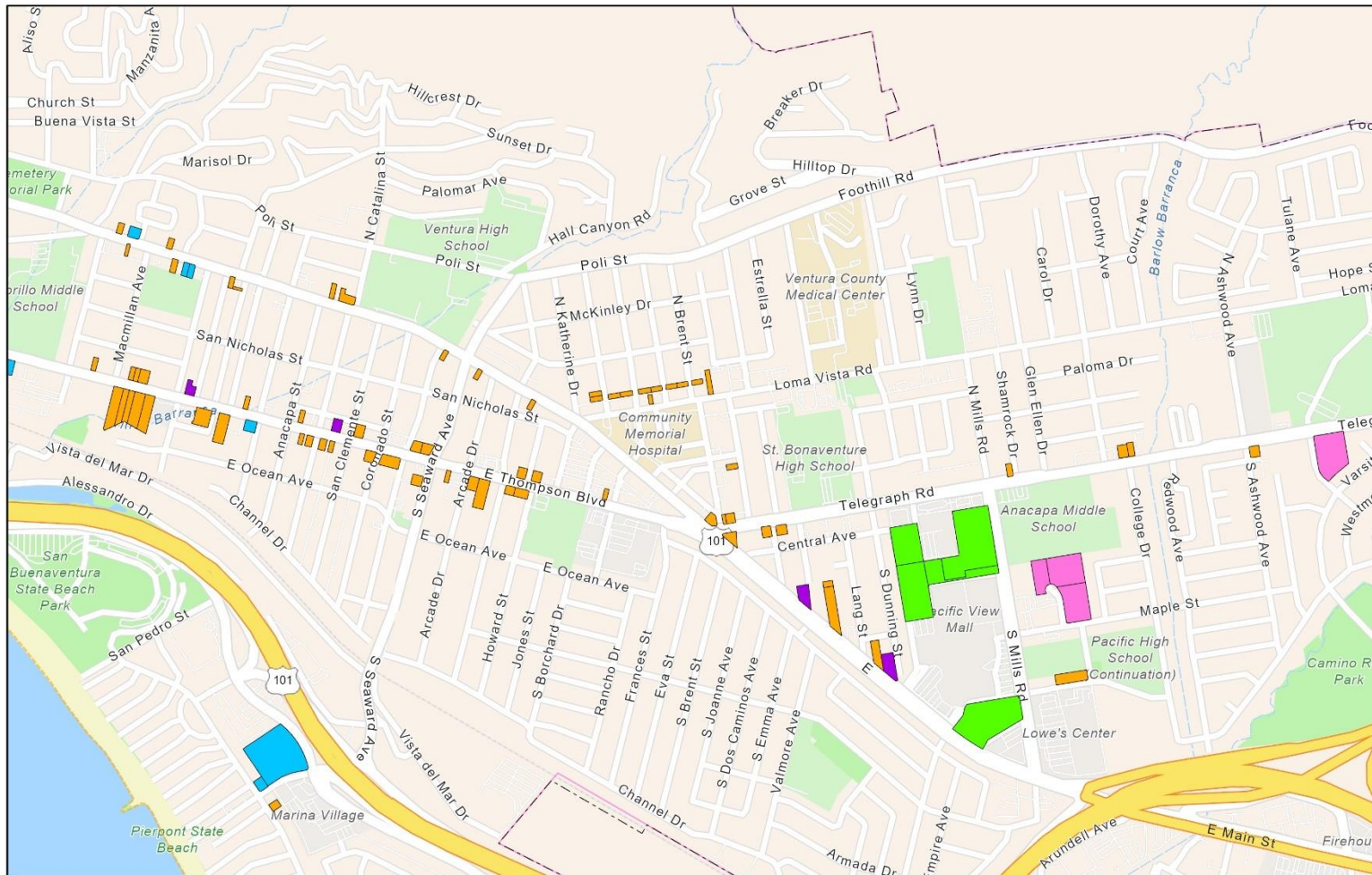
- |  |   |
|--|---|
| <span style="color: blue;">■</span> Pending Project Sites          | <span style="color: brown;">■</span> Owner Interest Site-Rezone |
| <span style="color: orange;">■</span> Re-Use Sites                 | <span style="color: yellow;">■</span> CPD Sites-Rezone          |
| <span style="color: purple;">■</span> Homes for All Sites          | <span style="color: black;">---</span> Ventura City Limits      |
| <span style="color: green;">■</span> Pacific View Mall Sites       | <span style="color: pink;">---</span> Sphere of Influence       |
| <span style="color: pink;">■</span> Owner Interest Sites-No Rezone | <span style="color: orange;">---</span> Planning Boundary       |

## Ventura Site Inventory Overview

Page Name: A2

0 1,000 2,000  
Feet





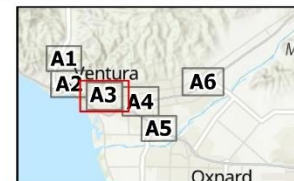
Data Sources: City of Ventura (2020); County of Ventura (2020).

- |  |   |
|--|---|
| <span style="color: blue;">■</span> Pending Project Sites          | <span style="color: red;">■</span> Owner Interest Site-Rezone |
| <span style="color: orange;">■</span> Re-Use Sites                 | <span style="color: yellow;">■</span> CPD Sites-Rezone        |
| <span style="color: purple;">■</span> Homes for All Sites          | <span style="color: black;">---</span> Ventura City Limits    |
| <span style="color: green;">■</span> Pacific View Mall Sites       | <span style="color: pink;">---</span> Sphere of Influence     |
| <span style="color: pink;">■</span> Owner Interest Sites-No Rezone | <span style="color: orange;">---</span> Planning Boundary     |

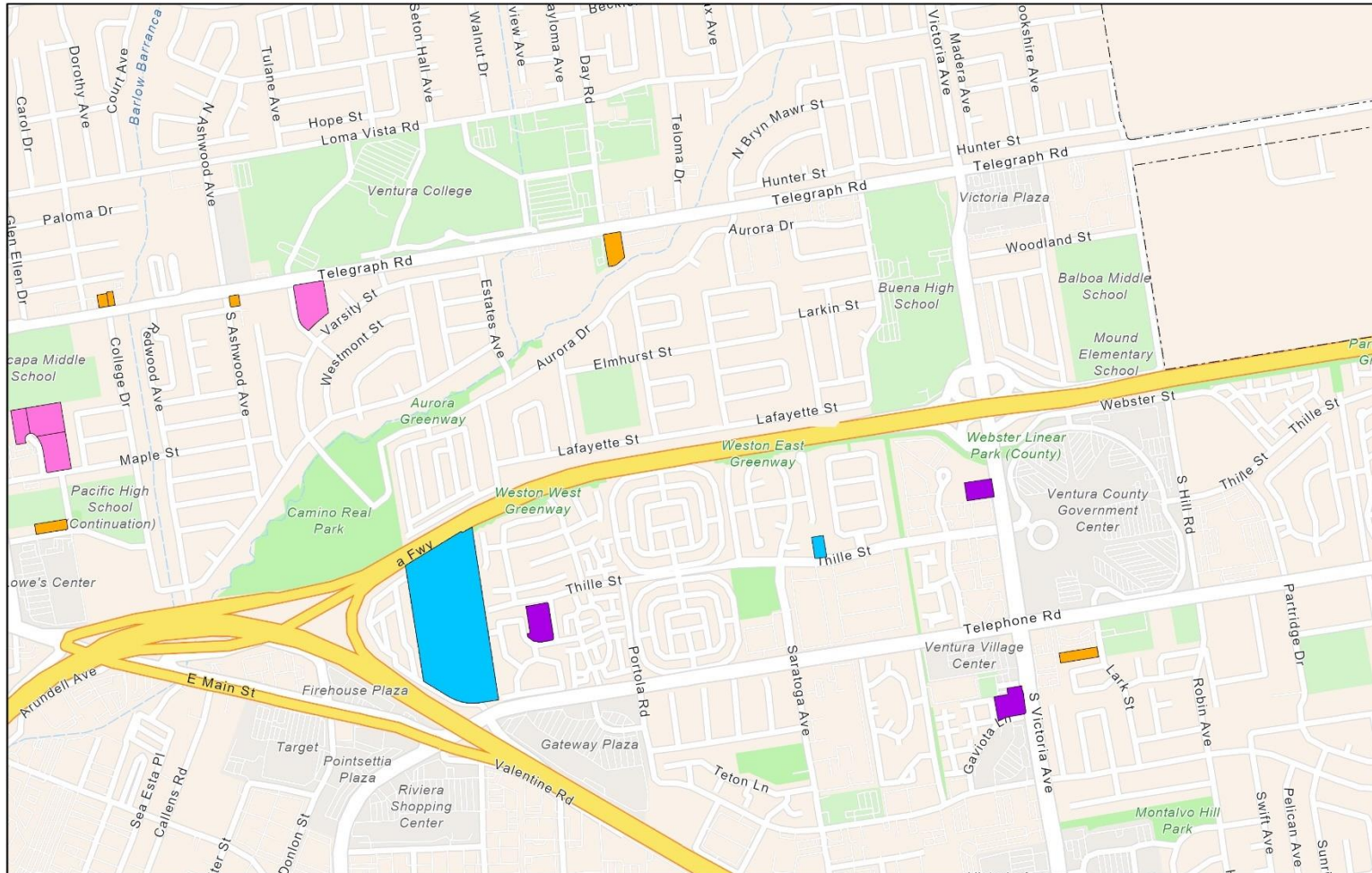
## Ventura Site Inventory Overview

Page Name: A3

0 1,000 2,000 Feet







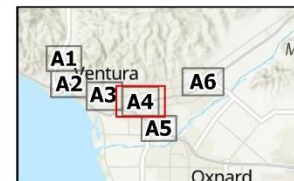
Data Sources: City of Ventura (2020); County of Ventura (2020).

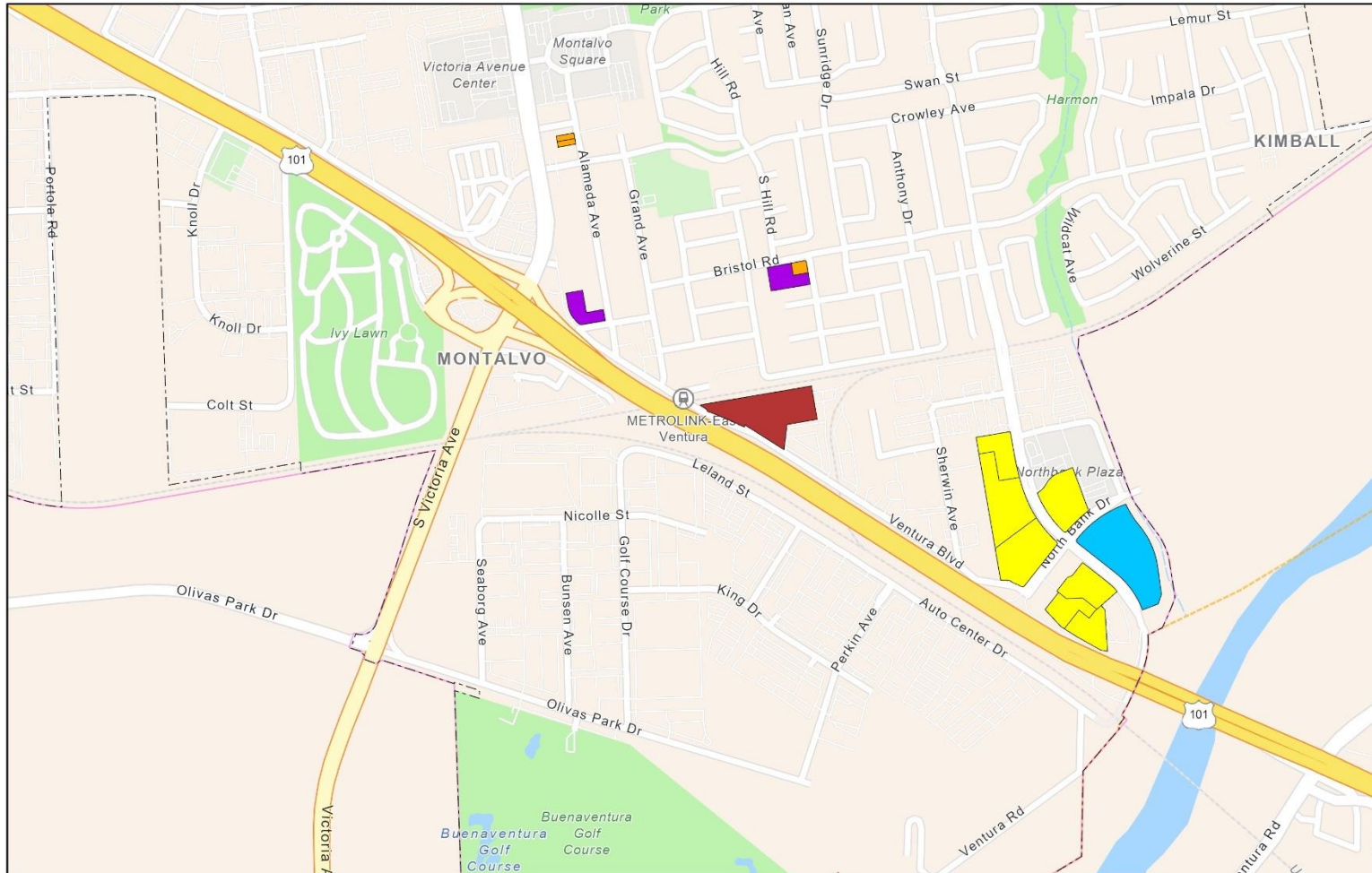
- |  |   |
|--|---|
| <span style="color: blue;">■</span> Pending Project Sites          | <span style="color: red;">■</span> Owner Interest Site-Rezone |
| <span style="color: orange;">■</span> Re-Use Sites                 | <span style="color: yellow;">■</span> CPD Sites-Rezone        |
| <span style="color: purple;">■</span> Homes for All Sites          | <span style="color: black;">---</span> Ventura City Limits    |
| <span style="color: green;">■</span> Pacific View Mall Sites       | <span style="color: pink;">---</span> Sphere of Influence     |
| <span style="color: pink;">■</span> Owner Interest Sites-No Rezone | <span style="color: orange;">---</span> Planning Boundary     |

## Ventura Site Inventory Overview

Page Name: A4

0 1,000 2,000 Feet





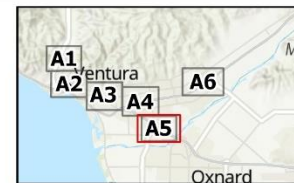
Data Sources: City of Ventura (2020); County of Ventura (2020).

- |  |   |
|--|---|
| <span style="color: blue;">■</span> Pending Project Sites          | <span style="color: red;">■</span> Owner Interest Site-Rezone |
| <span style="color: orange;">■</span> Re-Use Sites                 | <span style="color: yellow;">■</span> CPD Sites-Rezone        |
| <span style="color: purple;">■</span> Homes for All Sites          | <span style="color: black;">---</span> Ventura City Limits    |
| <span style="color: green;">■</span> Pacific View Mall Sites       | <span style="color: pink;">---</span> Sphere of Influence     |
| <span style="color: pink;">■</span> Owner Interest Sites-No Rezone | <span style="color: orange;">---</span> Planning Boundary     |

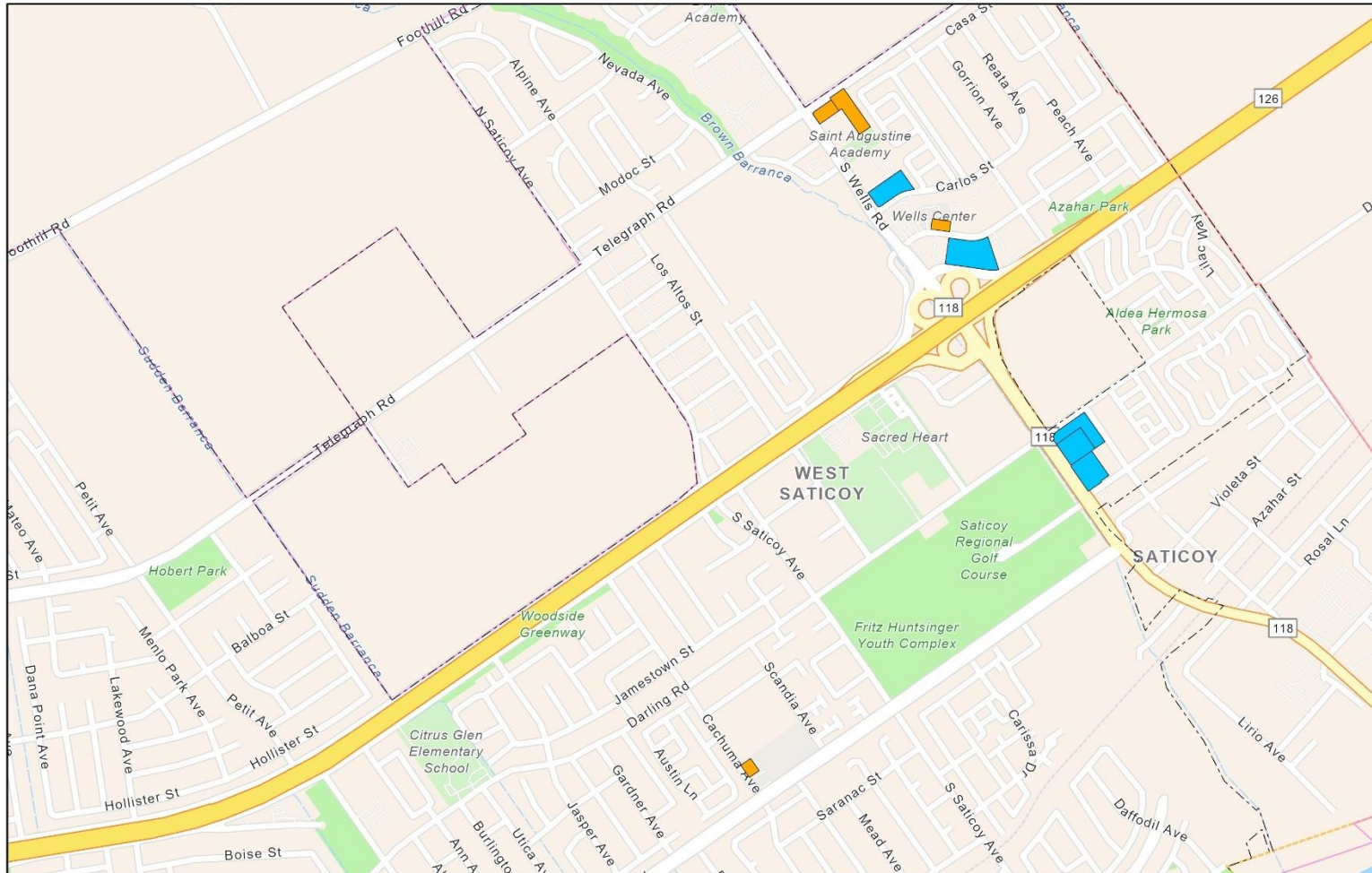
## Ventura Site Inventory Overview

Page Name: A5

0 1,000  
Feet







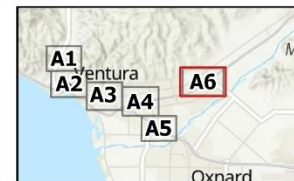
Data Sources: City of Ventura (2020); County of Ventura (2020).

- |   |   |
|---|---|
| <span style="color: blue;">■</span> Pending Project Sites             | <span style="color: red;">■</span> Owner Interest Site-Rezone |
| <span style="color: orange;">■</span> Re-Use Sites                    | <span style="color: yellow;">■</span> CPD Sites-Rezone        |
| <span style="color: purple;">■</span> Homes for All Sites             | <span style="color: black;">---</span> Ventura City Limits    |
| <span style="color: green;">■</span> Pacific View Mall Sites          | <span style="color: pink;">---</span> Sphere of Influence     |
| <span style="color: magenta;">■</span> Owner Interest Sites-No Rezone | <span style="color: brown;">---</span> Planning Boundary      |

## Ventura Site Inventory Overview

Page Name: A6

0 1,000 2,000  
Feet



# Appendix C: Affirmatively Furthering Fair Housing

## A. Introduction and Overview of AB 686

AB 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

The City collaborated with the HUD Entitlement Cities of Camarillo, Oxnard, San Buenaventura, Simi Valley, and Thousand Oaks, and the Ventura Urban County including the Cities of Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula, and the Unincorporated areas of Ventura County in the preparation of the Ventura County Analysis of Impediments to Fair Housing Choice in 2020. As appropriate, data and discussions from the 2020 AI are incorporated here.

## B. Assessment of Fair Housing Issues

### 1. Fair Housing Enforcement and Outreach

As outlined in Ventura County's 2020 Analysis of Impediments to Fair Housing Choice (2020 AI), the City has committed to complying with applicable federal and state fair housing laws including, but not limited to, the Fair Housing Act of 1968, the Fair Housing Amendments Act of 1988, and the Fair Housing Employment and Housing Act (FEHA).

The Housing Rights Center (HRC), under contract with the City of Ventura, provides fair housing services to City residents, other County entitlement jurisdictions, and Ventura County. HRC is a non-profit agency whose mission is to actively support and promote fair housing through education and advocacy. The services provided by HRC include the investigation and resolution of housing discrimination complaints, discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. The materials are made available free to the public in several different languages including English, Spanish, Korean, Mandarin, Armenian, Cantonese and Russian. Depending on the audience, the presentations can be translated by staff into Armenian, Mandarin, Spanish, or Russian. Landlord/tenant counseling is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection legislations as well as mediating disputes between tenants and landlords.

The 2020 AI presented information on housing discrimination basis for the entire County. Discrimination complaints from both in-place and prospective tenants that are filed with HRC (or screened from regular calls) are first referred to the HRC Counseling Department. The complaining party is asked to describe the events and issues that prompted the complaint. Complaints are then passed to the HRC Investigations Department and reviewed to see if the facts provided warrant an investigation.

## *Fair Housing Enforcement*

### *Regional Trends*

The 2020 AI presented information on housing discrimination basis for the entire County. A total of 35 housing discrimination cases were opened by HRC between 2017 and the first half of 2019, with most of the allegations of housing discrimination filed by the residents of Simi Valley (31 percent), Camarillo (29 percent) and Thousand Oaks (14 percent). Complaints pertaining to physical disability (66 percent) and mental disability (20 percent) were the most common. Discrimination based on national origin (6 percent), familial status (6 percent), and religion (3 percent) were less frequently reported. Over half of the complaints (57 percent) were successfully conciliated by HRC, with roughly a quarter either withdrawn by the client (17 percent) or closed with no enforcement action taken (9 percent). Fourteen percent (5 complaints) were reported as pending as of October 2019. The sole complainant of discrimination based on national origin, filed by a Camarillo resident in 2017 was referred to HRC's litigation department.

The services provided by HRC are augmented by the State of California's Department of Fair Employment and Housing (DFEH), which has the authority to investigate and prosecute violations of state civil rights laws on a state-wide basis, including the use of discriminatory language in housing advertisement. Of the 969 complaints of housing discrimination investigated in 2017 in the state, only 21 (two percent) were from Ventura County residents. Most housing discrimination complaints filed with the DFEH are based on the disability (43 percent), race (14 percent), or familial status (11 percent) of the complainant. Of those individuals who identified their race when filing a complaint, 31 percent identified as white, followed by 38 percent identifying as Hispanic or Latino (28 percent) and Black or African American (23 percent).

### *Local Trends*

According to the Fiscal Year 20-21 Fair Housing Program Report for June 2021, between July 1, 2020 and June 30, 2021, the HRC received 32 discrimination inquiries, with four cases being opened. Of the 32 discrimination inquiries, the most common reason for discrimination was physical disability (66 percent) followed by mental disability (16 percent) and source of income (13 percent). Of the cases opened, discrimination was based on physical disability (50 percent) and source of income (50 percent). Two of the four cases were found to have sustained allegations and were resolved with conciliation. HRC also provided tenant/landlord services to 178 clients, with the most common issues being notices (24 percent), rent increase, repairs, and security deposits (tied at 7 percent).

### *Fair Housing Testing*

Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws.

### *Regional Trends*

The 2020 AI reported that 10 fair housing tests were conducted by the Housing Rights Center (HRC) to investigate complaints of housing discrimination based on race in Simi Valley and Thousand Oaks. Evidence of discrimination was found in three instances in Simi Valley, with White testers receiving preferential treatment as compared to Black or African American testers. A similar number of fair housing tests were conducted by HRC in 2017.

### *Local Trends*

While the City contracts with HRC to assist in the administration of its Fair Housing Program, fair housing testing is not conducted periodically in the City, as it is not part of the current scope of work.

## Fair Housing Education and Outreach

### Regional Trends

The HRC organizes an annual fair housing conference and resource fair for housing providers and advocates. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. Bilingual media outlets (primarily English and Spanish) and social media platforms are used to promote the conference and scheduled workshops and to provide general information on fair housing.

Information on rental housing options gathered from various classified and rental property sources is published on a monthly basis and distributed to the public and to social services representatives throughout the County. Individual assistance is provided to Ventura County landlords and renters, many of whom are low- and moderate-income, seeking information on a variety of general housing topics.

### Local Trends

Just in the month of June 2021, the HRC offered over 20 fair housing related outreach events. The outreach events included:

- Fair Housing Rights Workshops (in English and Spanish),
- COVID-19 Housing Rights Workshop,
- Facebook Live Housing Rights Q&A Live,
- Para Los Niños: Sexual Harassment Housing Rights Workshop,
- National Center on Law & Elder Rights: "Emergency Rental Assistance Programs and Other Tools to Prevent Evictions of Older Adult Tenants"
- Housing Rights Workshop: Black Community Education Task Force

These events were offered to Ventura County and Los Angeles County jurisdictions for which HRC offers Fair Housing services. Due to the COVID-19 pandemic, most events were held as webinars. Outreach events are not held within the City of Ventura. HRC has a permanent Weekly Calendar of online events (Figure C-1). Residents can register for the workshops and clinic appointments at: <https://www.housingrightscenter.org/fair-housing-education>

Figure C-1: Weekly Online Workshops Offered by the Housing Rights Center (2021)





## 2. Integration and Segregation

### Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility.

To measure segregation in a given jurisdiction, the US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices can be used to are used to measure how evenly two groups are distributed throughout a jurisdiction. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

### Regional Trends

Regionally, non-Hispanic Whites and Hispanic/Latinos make up 93 percent of Ventura County's population and have similar shares in population (46 percent whites and 43 percent Hispanics, Table C-1). The cities of Oxnard and Santa Paula have the highest concentration of Hispanic population, with Hispanic residents making up 74 percent and 82 percent of their population.

As explained above, dissimilarity indices are measures of segregation, with higher indices meaning higher degree of segregation. In Ventura County, all minority (non-white) residents combined are considered moderately segregated from White residents (index is 50 in 2020, Table C-2). However, the dissimilarity index between Hispanic and White residents is considered a high degree of segregation. All dissimilarity indices have increased in the past 30 years in the County, except for Blacks/Whites, indicating increasing segregation among residents of non-White races from Whites.

**Table C-1: Racial Composition in Neighboring Cities and County**

	White alone	Hispanic/Latino	Black or Afr. Am.	Am. Ind./ Alaska Native	Asian	Hawaiian/ Pac. Islr	Other
<b>City of Ventura</b>	<b>55.7%</b>	<b>36.0%</b>	<b>1.7%</b>	<b>0.4%</b>	<b>3.6%</b>	<b>0.1%</b>	<b>2.5%</b>
Camarillo	57.3%	27.2%	1.6%	0.2%	10.1%	0.1%	3.4%
Oxnard	14.5%	73.6%	2.4%	0.2%	7.1%	0.3%	1.9%
Santa Paula	15.1%	81.9%	0.2%	0.1%	1.3%	0.0%	1.4%
<b>Simi Valley</b>	<b>59.2%</b>	<b>26.2%</b>	<b>1.3%</b>	<b>0.2%</b>	<b>10.2%</b>	<b>0.1%</b>	<b>2.8%</b>
Thousand Oaks	66.8%	19.4%	1.3%	0.2%	9.6%	0.1%	2.7%
<b>Ventura County</b>	<b>45.4%</b>	<b>42.7%</b>	<b>1.7%</b>	<b>0.2%</b>	<b>7.2%</b>	<b>0.2%</b>	<b>2.6%</b>

Sources: American Community Survey, 2015-2019.

Table C-2: Dissimilarity Indices for Ventura County (1990-2020)				
	1990 Trend	2000 Trend	2010 Trend	Current
<b>Ventura County</b>				
Non-White/White	46.24	49.11	47.27	50.49
Black/White	47.82	45.42	36.6	41.99
Hispanic/White	52.19	56.14	54.55	56.75
Asian or Pacific Islander/White	29.93	28.93	28.61	34.03
Sources: HUD Dissimilarity Index, 2020.				

**Figure C-3** below shows the concentration of minority population in the County is concentrated in Oxnard, Santa Paula, and Fillmore. Red block groups indicate that over 81 percent of the population in the tract is non-white. **Figure C-3** shows census tracts in Ventura County by the racial or ethnic groups that make up the majority of the population. The categories show the percentage population gap between the majority racial/ethnic group and the next largest racial/ethnic group. The more intense the color, the higher the percentage gap between the predominant racial/ethnic group and the next largest racial/ethnic group. As expected, based on the high percentage of Hispanic population (Table C-1) the cities of Oxnard and Santa Paula have the highest concentration of Hispanic majority census tracts. Overall, Hispanic population predominates the north (east of the City of Ventura), while White majorities are more common in Camarillo, Thousand Oaks, and Simi Valley.

Figure C-2: Minority Concentration by Block Group- Ventura County

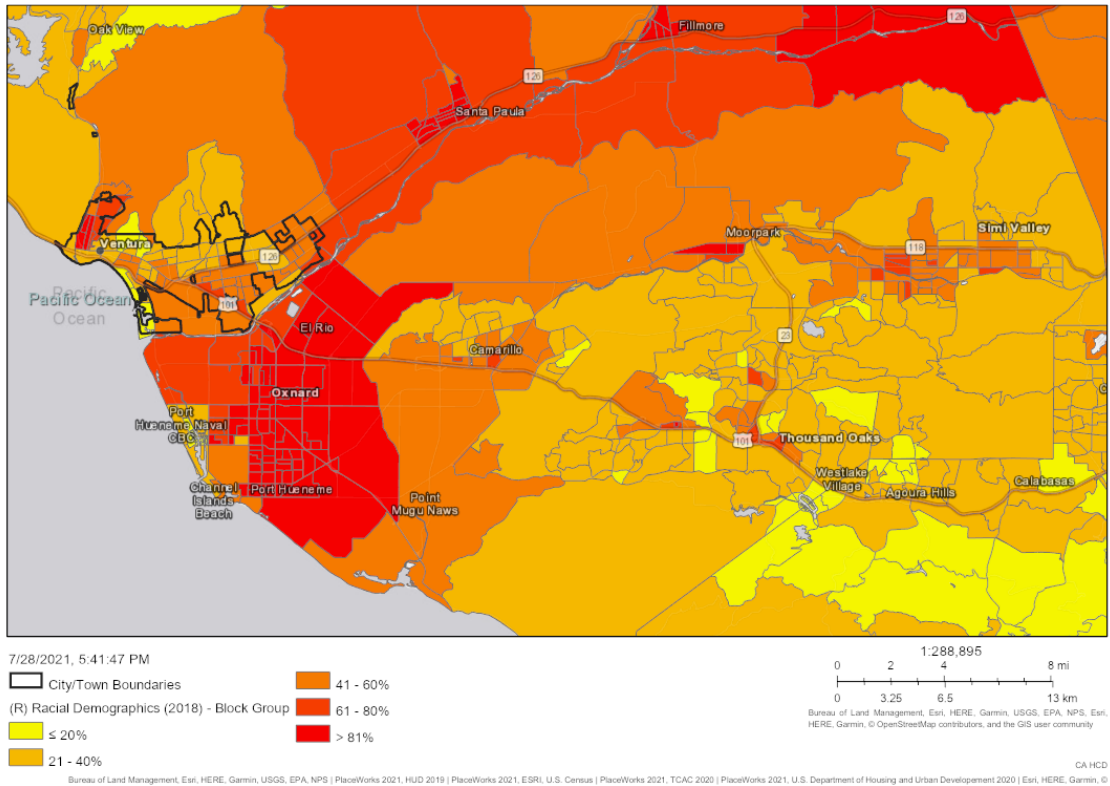
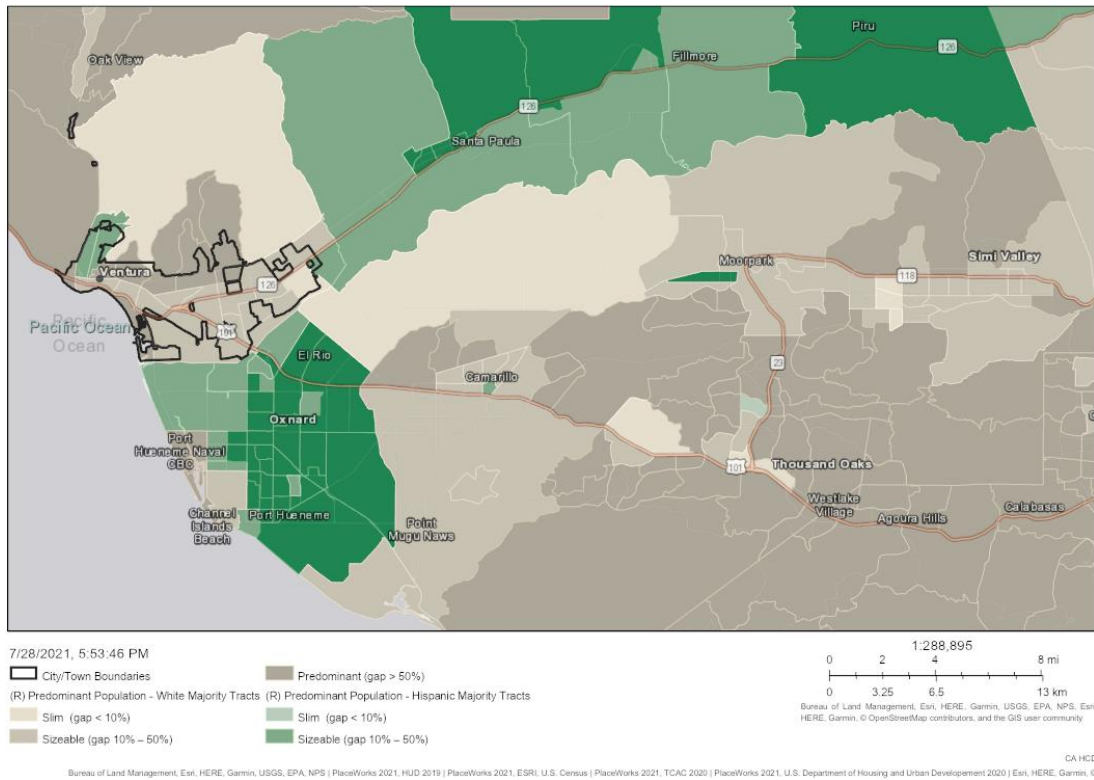


Figure C-3: Racial and Ethnic Majorities by Census Tract- Ventura County

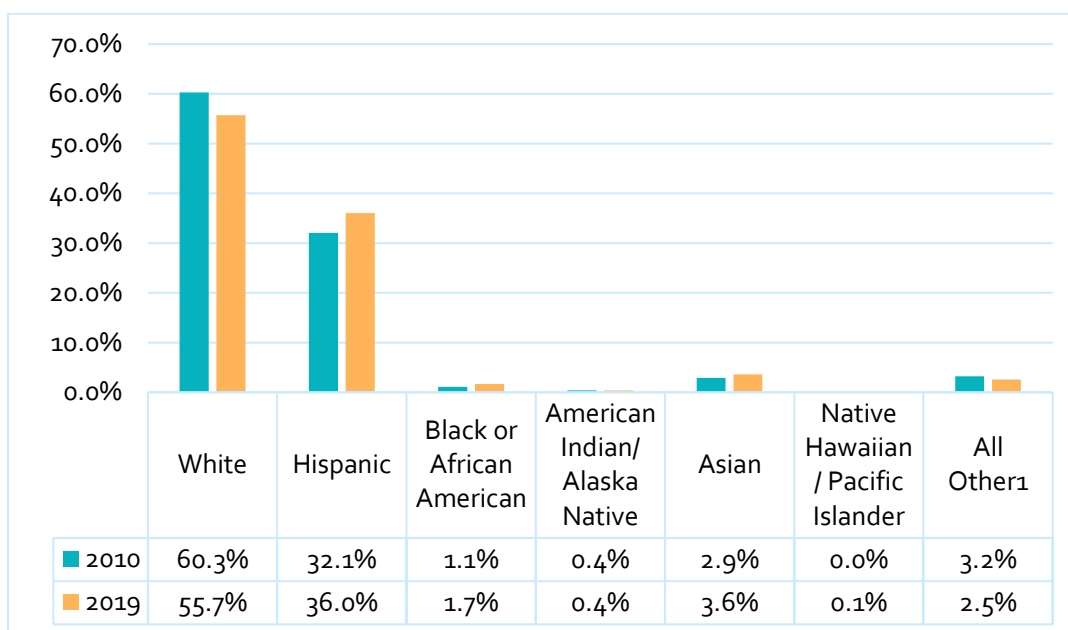


### Local Trends

Like the County, Ventura's population is mostly White and Hispanic/Latino. As shown in **Figure C-4**, White population has decreased by 4.5 percent between 2010 and 2019, while the Hispanic/Latino has grown by a similar percentage. Asians and Blacks make up the third and fourth largest shares of population in the City.

From 1990 to 2020, the White and non-White communities in Ventura have become more segregated, though their overall score is considered "low segregation" (Table C-3). Segregation between Black, , and Asian/Pacific Islanders and Whites is also considered low. **Figure C-5** shows that although non-white residents and White residents have low degrees of segregation, white population predominates most of the City, especially the northern tracts (north of Telegraph and Main St) and along the Coast, while Hispanic population is concentrated in the northwestern census tracts of the City.

**Figure C-4: Race/Ethnicity Composition Changes (2010-2019)**

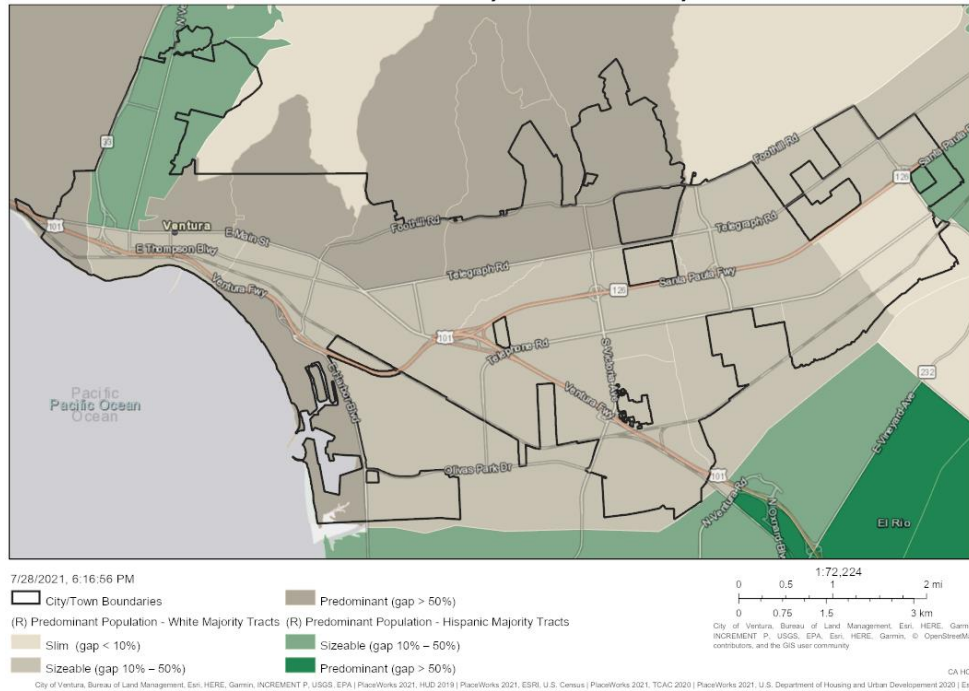


Source: Census, 2010; American Community Survey, 2015-2019.

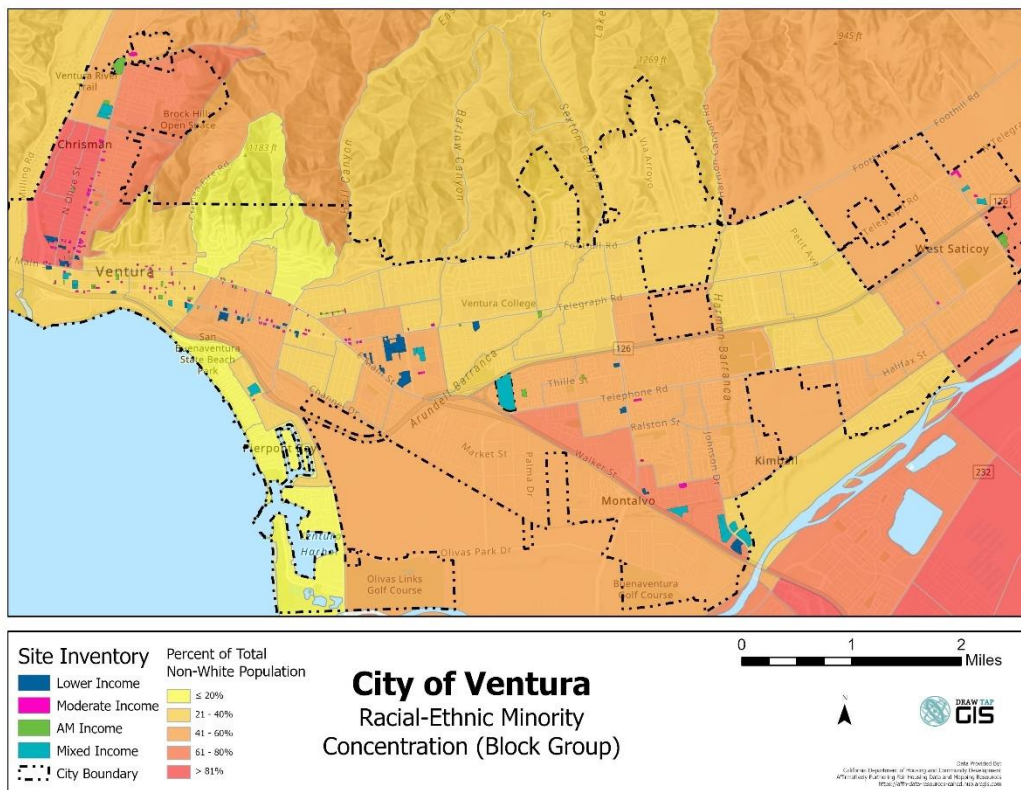
**Table C-3: Dissimilarity Indices City of Ventura (1990-2020)**

	1990 Trend	2000 Trend	2010 Trend	Current
Ventura City				
Non-White/White	26.09	28.43	25.39	28.75
Black/White	29.1	28.14	23.41	30.61
Hispanic/White	29.5	32.67	28.39	31.29
Asian or Pacific Islander/White	14.9	13.31	15.54	23.04
Sources: HUD Dissimilarity Indices, 2020.				

**Figure C-5: Racial and Ethnic Majorities by Census Tract- City of Ventura**



**Figure C-6: RHNA Unit Distribution by Minority Concentration - City of Ventura**



### Distribution of RHNA Units by Percent Minority Concentration

As part of the AFFH analysis, the City must show sites identified in the inventory were selected in a manner that is consistent with its duty to affirmatively further fair housing (AFFH). This involves an analysis of whether the identified sites serve the purpose of replacing segregated living patterns with integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

As shown in Figure C-6, the minority population in most census block groups is between 21 and 40 percent in census blocks north of Santa Paula Freeway (126) and 41 and 60 percent in census blocks south of the freeway. The census blocks with the highest concentration of minorities are in the Westside community of the City. Since most Ventura's census tracts have a minority concentration between 21 and 60 percent, the majority of RHNA units (67 percent) are in census tracts with these concentrations of minorities (Table C-4). Similar proportions (about 30 percent) of RHNA units at each income level are distributed in in block groups with 41-60 percent racial/ethnic minorities.

Table C-4: RHNA Unit Distribution by % Minority Concentration				
	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
21 - 40%	12.5%	44.5%	37.0%	28.6%
41 - 60%	54.5%	24.3%	33.3%	40.2%
61 - 80%	26.3%	27.0%	29.7%	27.9%
> 81%	6.7%	4.1%	0.0%	3.3%
<b>Total</b>	<b>2,487</b>	<b>1,073</b>	<b>2,728</b>	<b>6,288</b>

### Persons with Disabilities

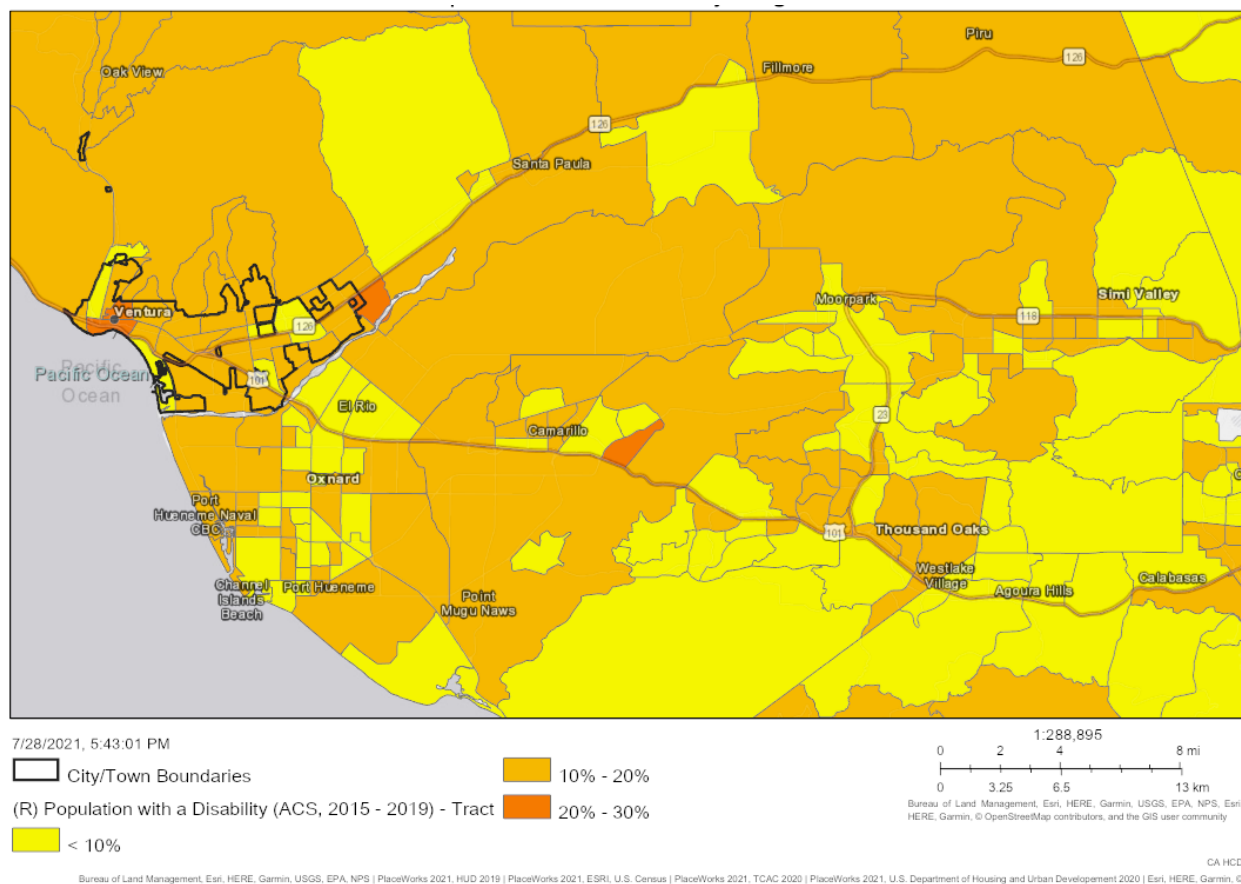
Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability.

### Regional Trends

In Ventura County, about 10.9 percent of the population has a disability. According to the 2015-2019 ACS, large jurisdictions in the County have similar population with disability ranging from 7.9 percent in Oxnard to 12.3 percent in Camarillo and Ventura. Figure C-7 the population with disabilities in most census tracts is between 10 and 20 percent. Only a few census tracts in the region, in Ventura and Camarillo have a population with disability between 20 and 30 percent.



Figure C-7: Population with Disabilities- Region



### Local Trends

Ventura has a higher population of persons with disabilities (12.3 percent) than the County (10.9 percent) and its neighboring cities of Oxnard (7.9 percent) and Santa Paula (11.2). Within the City, the population with disabilities is concentrated in two census tracts in the northwestern part of the City (north and south of Main St) (Figure C-8). Another census tract with a concentration of persons with disabilities is located in the northeastern edge of the city, south Highway 126.

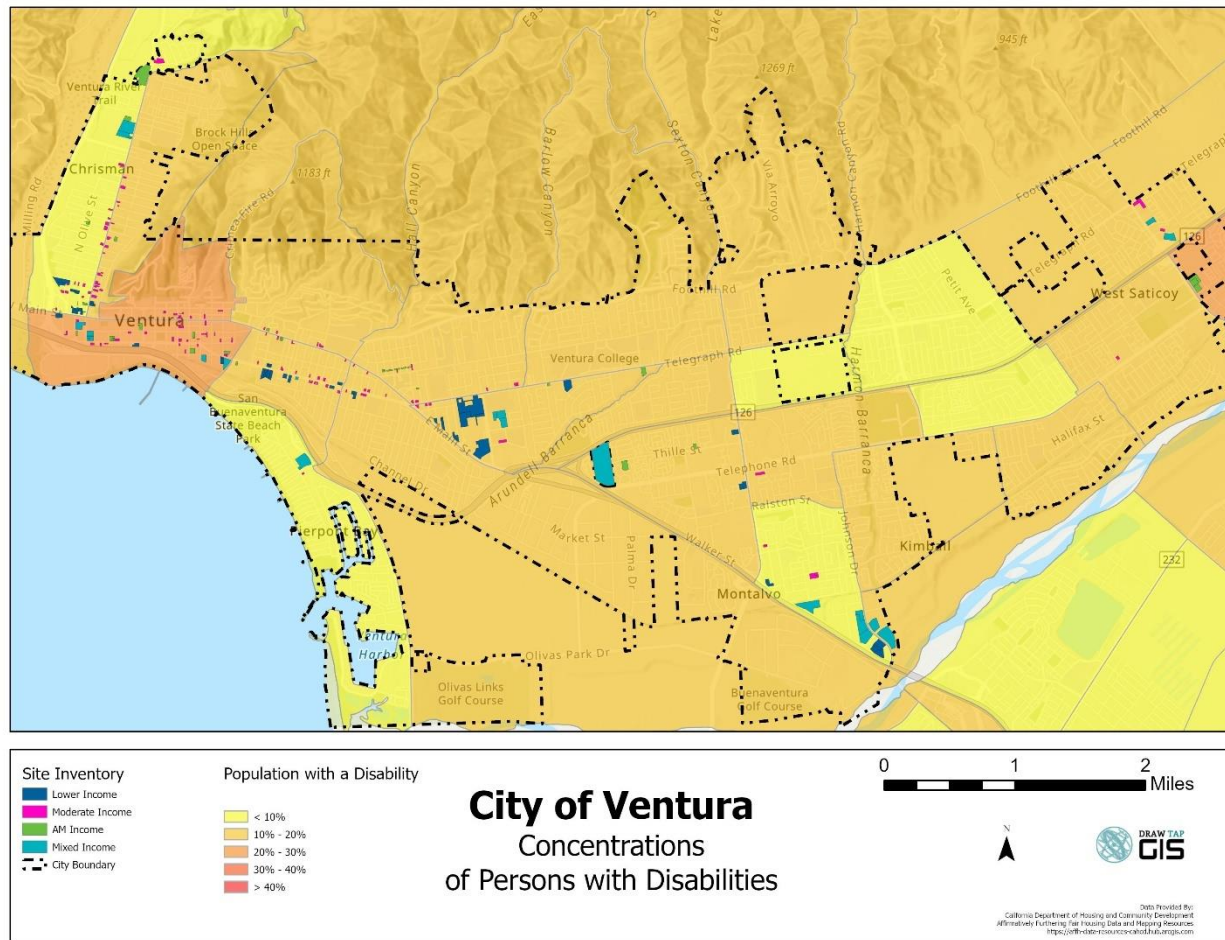
### Distribution of RHNA

Most RHNA units (49.9 percent) are in tracts where the population of persons with disabilities between 10 and 20 percent. However, this is due to the majority of census tracts in the City falling within this range. Only six percent of lower income RHNA units are located in census tracts with the highest concentration of a population with a disability (20 to 30 percent). The lower income units in the census tracts with high concentration of disabilities are located in Main St Corridor, which has access to transit and convenient locations for persons with disabilities. Overall, RHNA sites are not expected to exacerbate the concentration of persons with disabilities in the Main Street Corridor. RHNA sites are of a variety of income levels, offering both persons with disabilities affordable housing options as well housing opportunities in other less concentrated tracts that also have access to transit.

**Table C-5: RHNA Unit Distribution by % Population with Disabilities**

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 10%	32.4%	23.9%	41.1%	34.7%
10% - 20%	61.5%	45.8%	41.0%	49.9%
20% - 30%	6.1%	30.4%	17.9%	15.4%
<b>Total Units</b>	<b>2,487</b>	<b>1,073</b>	<b>2,728</b>	<b>6,288</b>

**Figure C-8: RHNA Unit Distribution by Concentration of Persons with Disability**



### *Familial Status*

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in an apartment complex or confining children to a

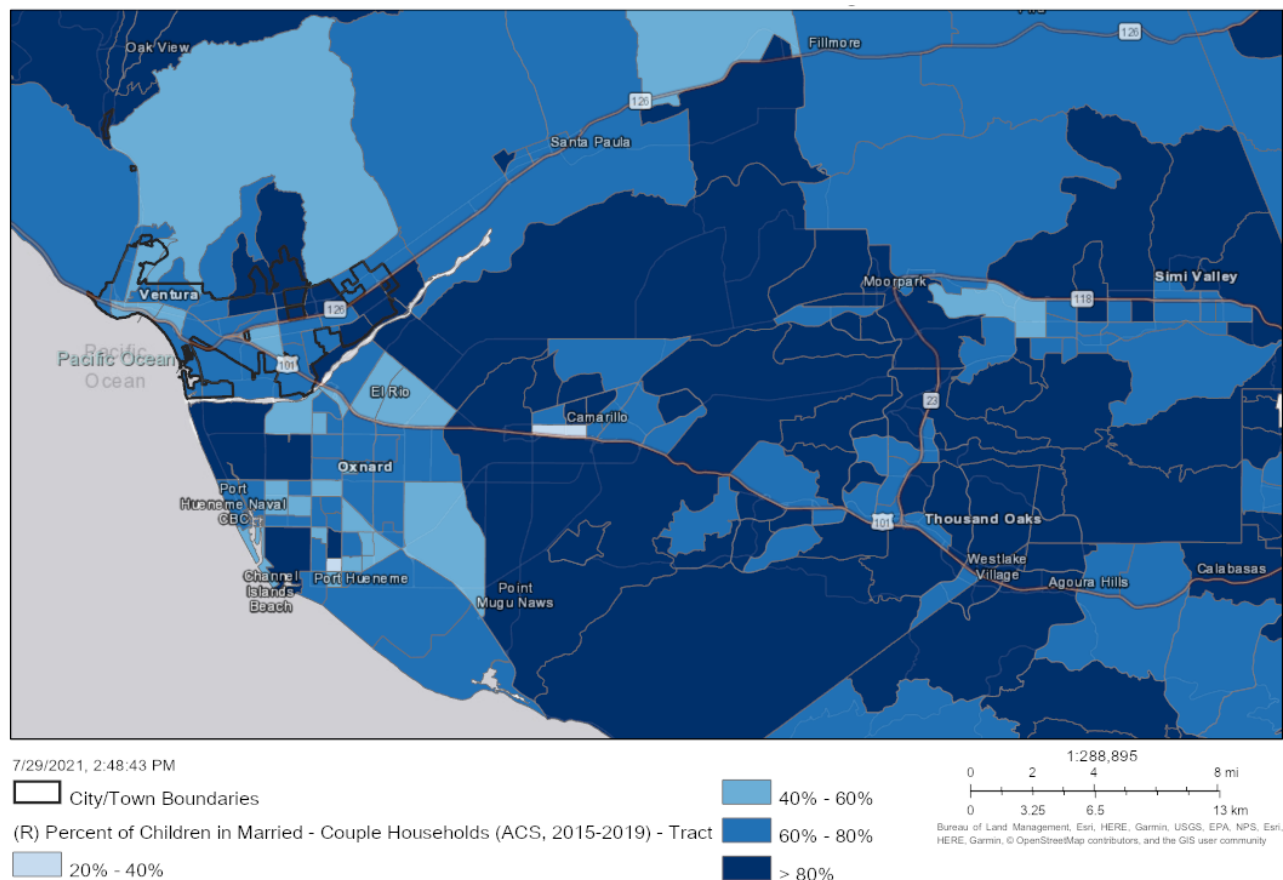


specific location are also fair housing concerns. Single parent households are also protected by fair housing law.

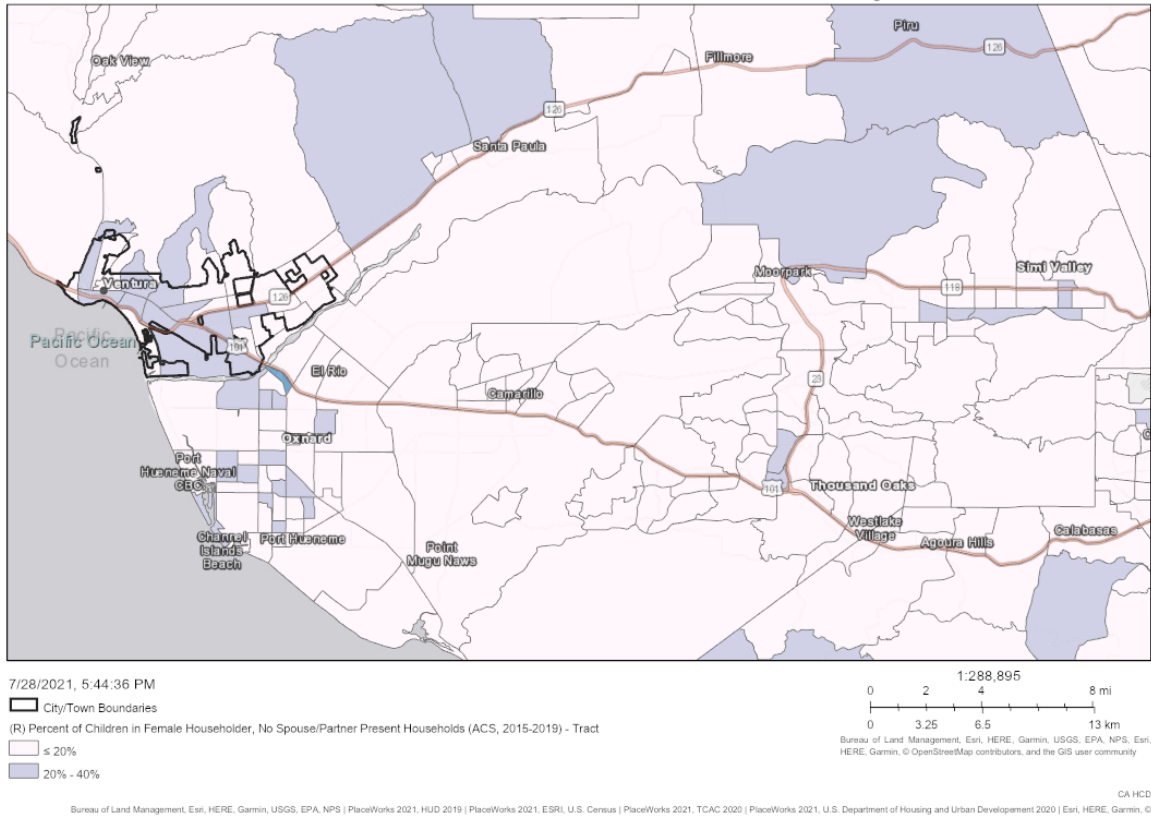
### Regional Trends

According to the 2015-2019 ACS, 34 percent of households in Ventura County have children under the age of 18. In the region, the cities of Oxnard and Santa Paula have the highest percentage of households with children (47 percent and 42 percent). **Figure C-9** shows the distribution of children in married households and single female headed households. Census tracts in Simi Valley, Thousand Oaks, and Moorpark have a high concentration of children in married people households. The inverse trend is shown in **Figure C-10**, which shows that census tracts with a high concentration of children in single female-headed households are concentrated Oxnard, Ventura, Santa Paula, and some tracts in Simi Valley.

**Figure C-9: Children in Married Households- Region**



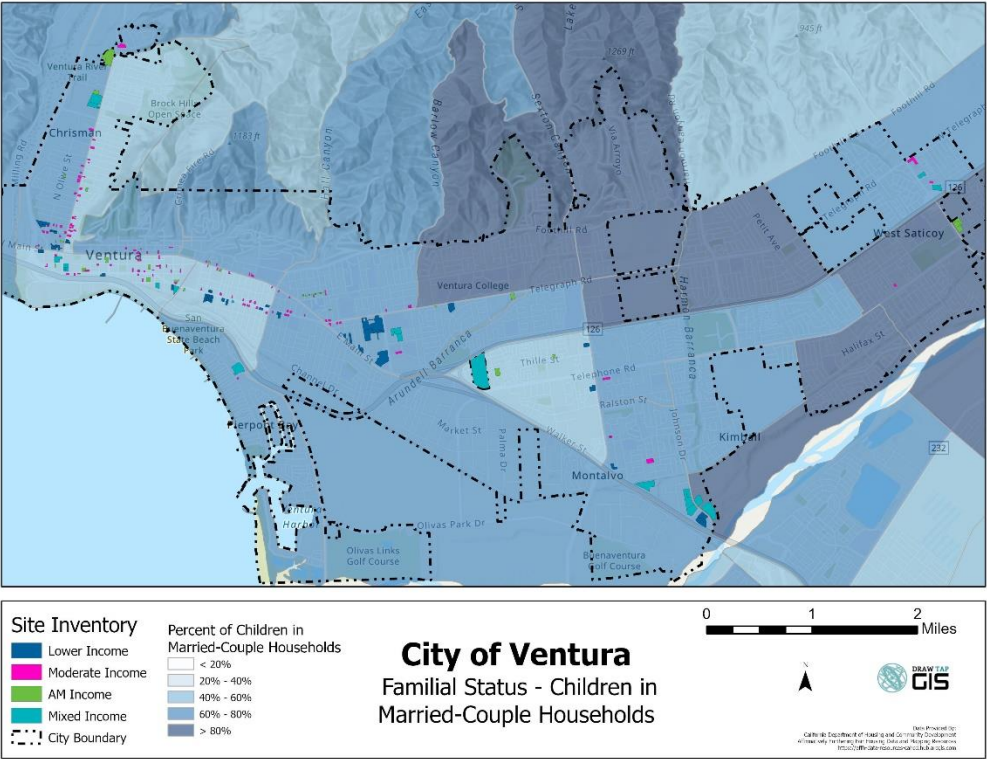
**Figure C-10: Children in Single Female-Headed Households- Region**



### Local Trends

Approximately 29 percent of households in Ventura have children, fewer than the surrounding jurisdictions of Oxnard (47 percent), Santa Paula (42 percent), Thousand Oaks (30 percent), and the County (34 percent). According to the HCD AFFH map in **Figure C-11**, children in married households are most concentrated in the College, Poinsettia, and Juanamaria neighborhoods in the north central

parts of the City. In these census tracts, over 80 percent of children are in married couple households.



**Figure C-12** shows children in single female-headed households are concentrated in the western census tracts of the City. In these tracts, between 20 and 40 percent of children are living with a single female householder.

Figure C-11: Children in Married-Couple Households- City of Ventura

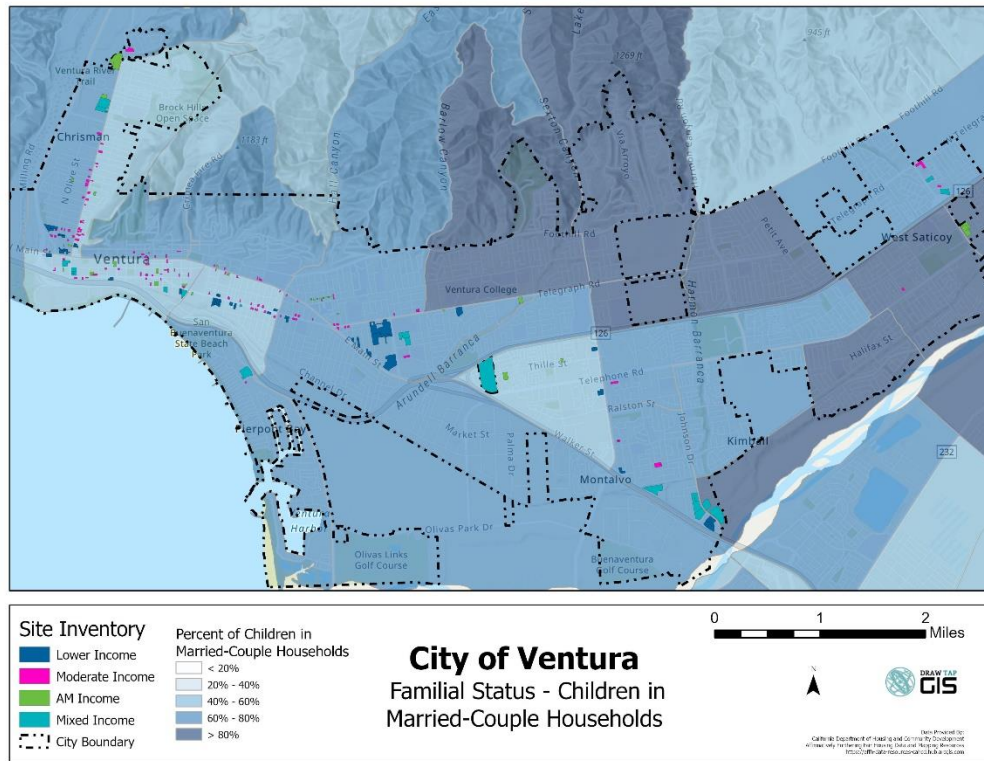
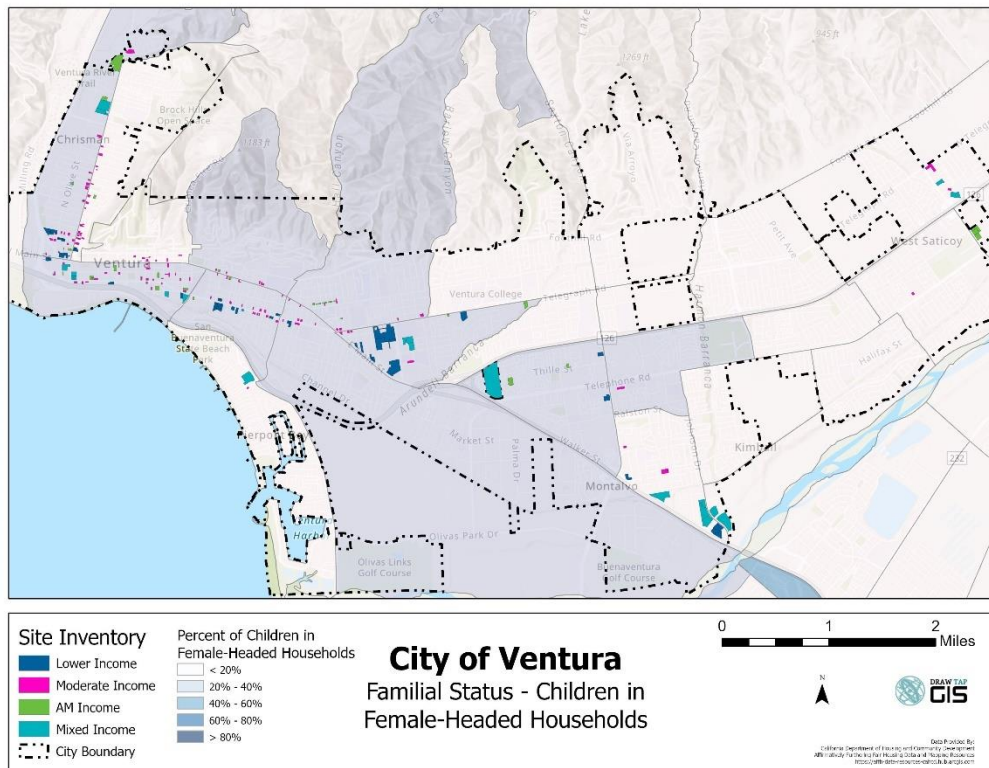


Figure C-12: Children in Single Female-Headed Households- City of Ventura



### Distribution of RHNA Units by Familial Status

RHNA units are distributed across the entire City, north to south along North Ventura Avenue in the Westside as well as along major West-East corridors. These corridors also have a high percentage of children in single-female headed households and low percentage of children in married-persons (Figure C-10 and Figure C-12). As shown in Table C-6, 63 percent of RHNA units are located in census tracts where 60 to 80 percent of children are in married-couple households. The majority of lower income units (75 percent) are also located in these census tracts.

RHNA units are distributed between tracts that have less than 20 percent of the children population in single female-headed households and 20 to 40 percent. Because tracts with 20 to 40 percent of children in single female headed households are so prevalent in the City and are especially coming along west-east corridors, a large share of all RHNA units (64 percent) and lower income units (78 percent) are in the census tracts with higher concentration of children in single female-headed households. However, the City was able to locate RHNA units of all income levels (mixed-income) in areas with low concentrations of single-female headed households, especially through the sites in the Johnson Corridor. The industrial site at the intersection of the Metrolink East Ventura Train Station and Ventura Boulevard also provides some mixed-income sites in a tract with a low concentration of children in single-female headed households and close to transit

**Table C-6: RHNA Unit Distribution by Percent Children in Married-Couple Households**

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20 %	0.0%	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	23.2%	47.2%	27.6%	29.2%
60% - 80%	75.2%	52.0%	56.6%	63.2%
> 80%	1.7%	0.8%	15.8%	7.6%
<b>Total Units</b>	<b>2,487</b>	<b>1,073</b>	<b>2,728</b>	<b>6,288</b>

**Table C-7: RHNA Unit Distribution by Percent Children in Single Female-Headed Households**

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20 %	22.5%	29.8%	50.2%	35.8%
20% - 40%	77.5%	70.2%	49.8%	64.2%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
<b>Total Units</b>	<b>2,487</b>	<b>1,073</b>	<b>2,728</b>	<b>6,288</b>

### Income Level

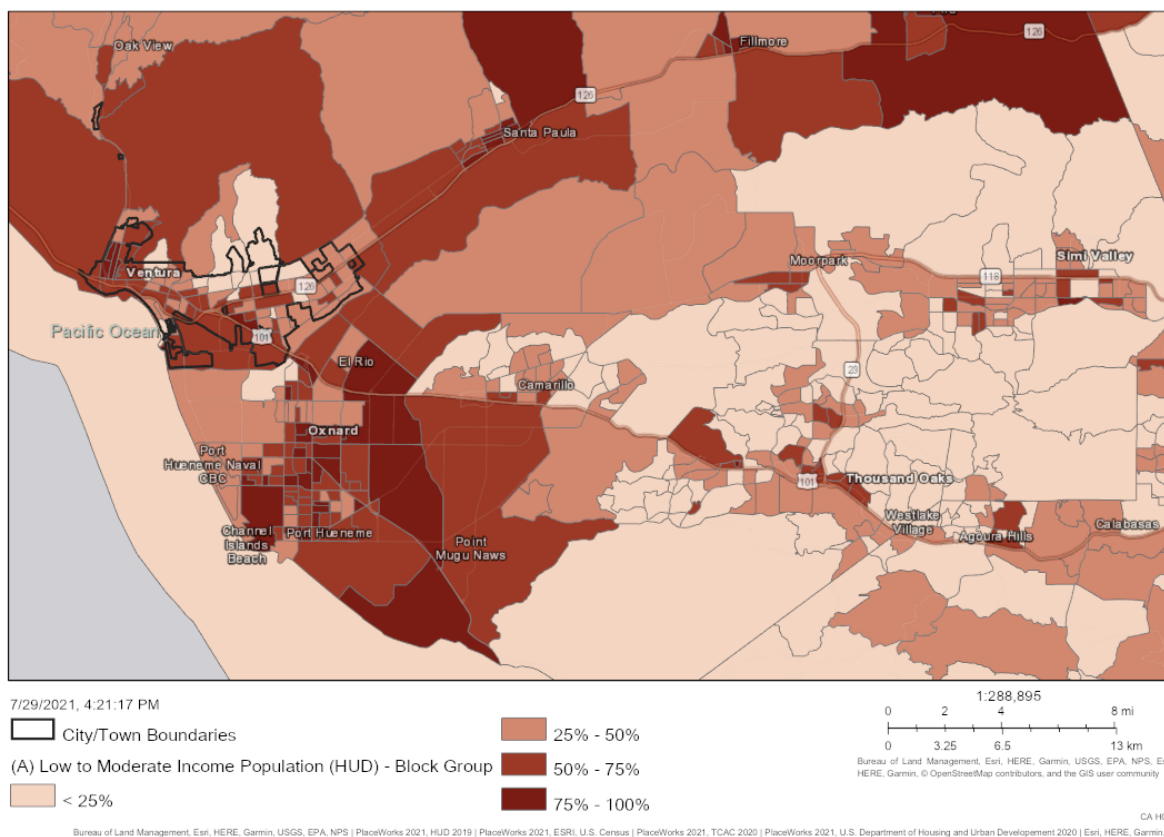
Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines an LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI).



## Regional Trends

According to 2013-2017 CHAS data, 40 percent of Ventura County's households earn low and moderate income. **Figure C-13** shows that LMI population is concentrated in census tracts within the major jurisdictions of Oxnard, Camarillo, Santa Paula, and the City of Ventura.

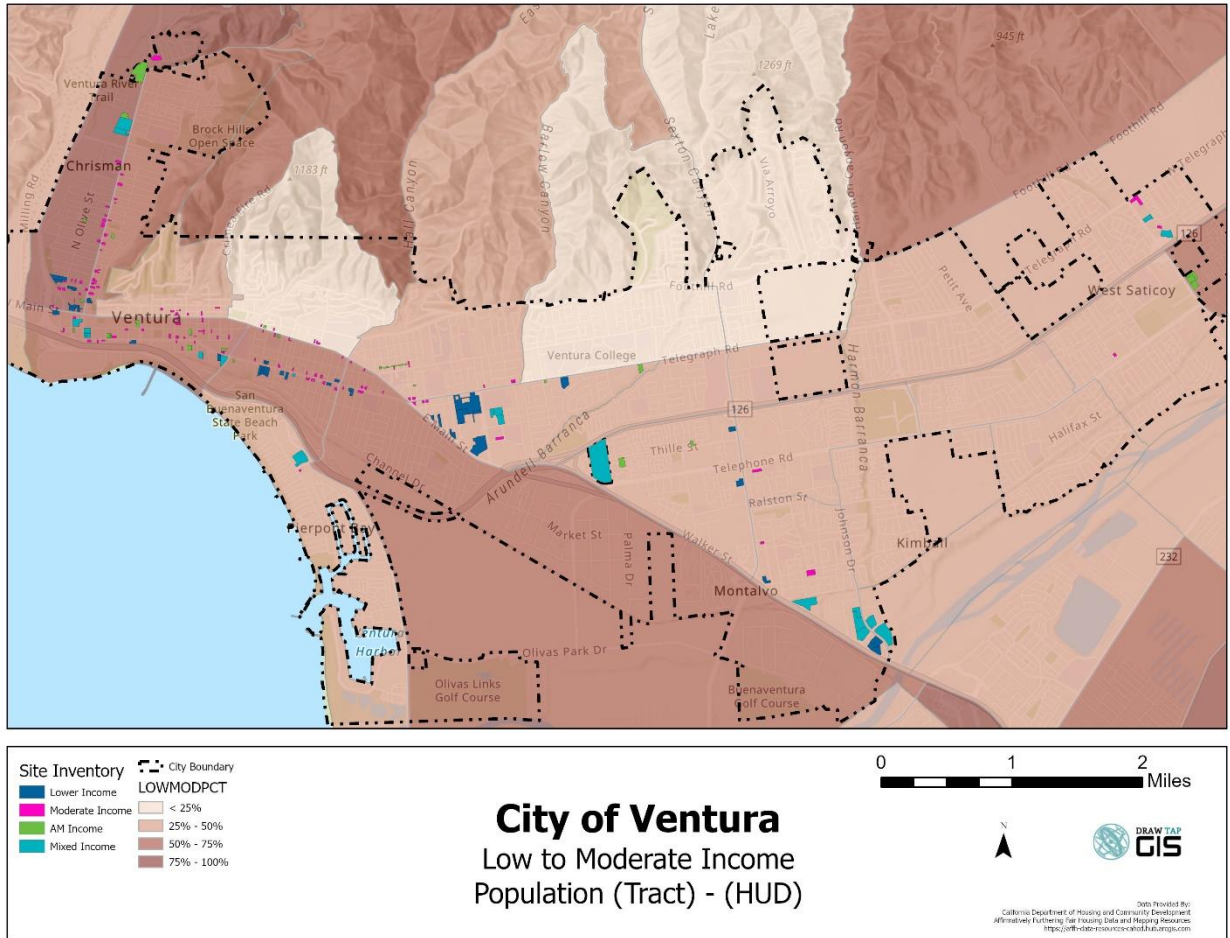
**Figure C-13: Low and Moderate Income Population – Ventura Region**



## Local Trends

The City of Ventura's LMI population (44 percent) is slightly higher than the County's (40 percent). As seen in **Figure C-13**, the City of Ventura has many census tracts with a high percentage of LMI population, compared to the southeastern areas of the County. Within the City, census tracts with a high concentration of LMI households (tracts where more than 75 percent of households are LMI) are located in the Northwestern part of the City, in the Westside neighborhood. Census tracts with the second highest concentration of LMI population (where 50 to 75 of the population earns low and moderate incomes) are concentrated in the southern census tracts of the city, south of Highway 126.

Figure C-14: Low and Moderate Income Population- City of Ventura



#### Distribution of RHNA Units by % Low and Moderate Income Population

Most RHNA units (**61 percent**) are located in census tracts with less than 50 percent LMI population Table C-8. Only 13 percent of all RHNA units are located in census tracts where more than 75 percent of the population earn low incomes. In an effort to encourage mixed-income neighborhoods, lower income units are located in census tracts with different percentages of LMI population. Over two thirds of lower income households are located in census tracts with less than 50 percent LMI population.

The mixed-income RHNA sites in the Johnson Corridor, TOD development across the Metrolink Station, Maple Court project, and the Pacific View Mall redevelopment all represent potential opportunities for lower income units in areas close to major transit and commercial corridors in tracts with low concentrations of poverty. Alternatively, there are smaller sites that provide mixed-income opportunities and more affordable housing units for lower income persons in tracts with high concentrations of LMI households (Westside, Downtown, and Midtown).

**Table C-8: RHNA Unit Distribution by LMI Population**

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 25%	0.0%	2.7%	0.1%	0.5%
25% - 50%	66.5%	27.1%	70.3%	61.4%
50% - 75%	19.5%	52.0%	19.1%	24.9%
75% - 100%	14.0%	18.2%	10.6%	13.2%
<b>Total Units</b>	<b>2,487</b>	<b>1,073</b>	<b>2,728</b>	<b>6,288</b>

### 3. Racially and Ethnically Concentrated Areas

#### *Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)*

In an effort to identify racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower.

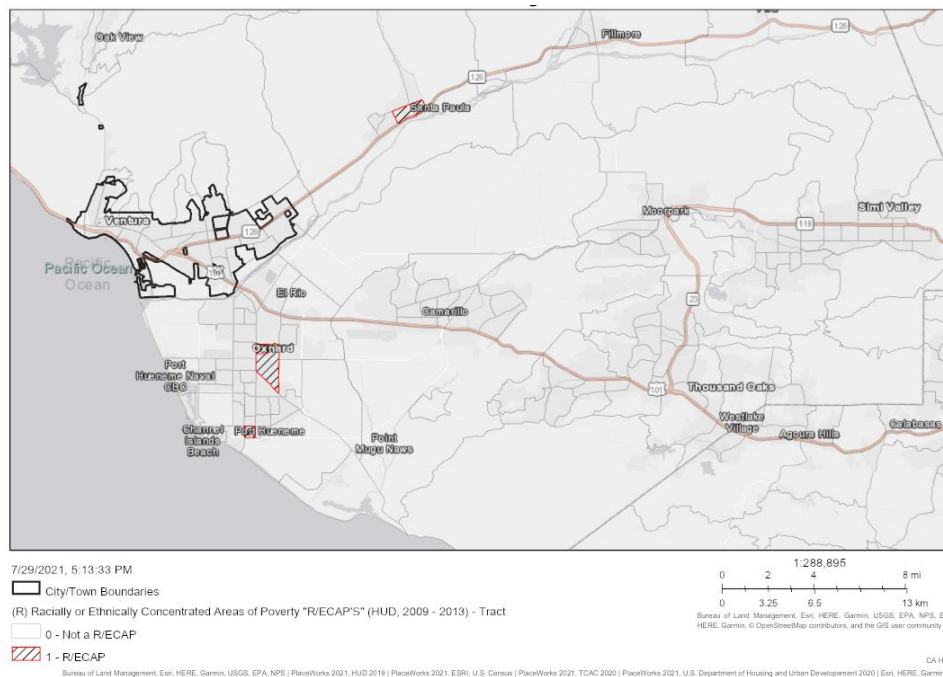
#### Regional Trends

There are three R/ECAPs located within the County- in Port Hueneme, Oxnard, and Santa Paula (Figure C- 15).

#### Local Trends

There are no R/ECAPs identified in the City of Ventura. Because of this, zero percent of RHNA units are located in R/ECAP sites.

**Figure C- 15: Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)- Region**





### *Racially Concentrated Areas of Affluence (RCAAs)*

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAAs are defined as affluent, White communities. According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

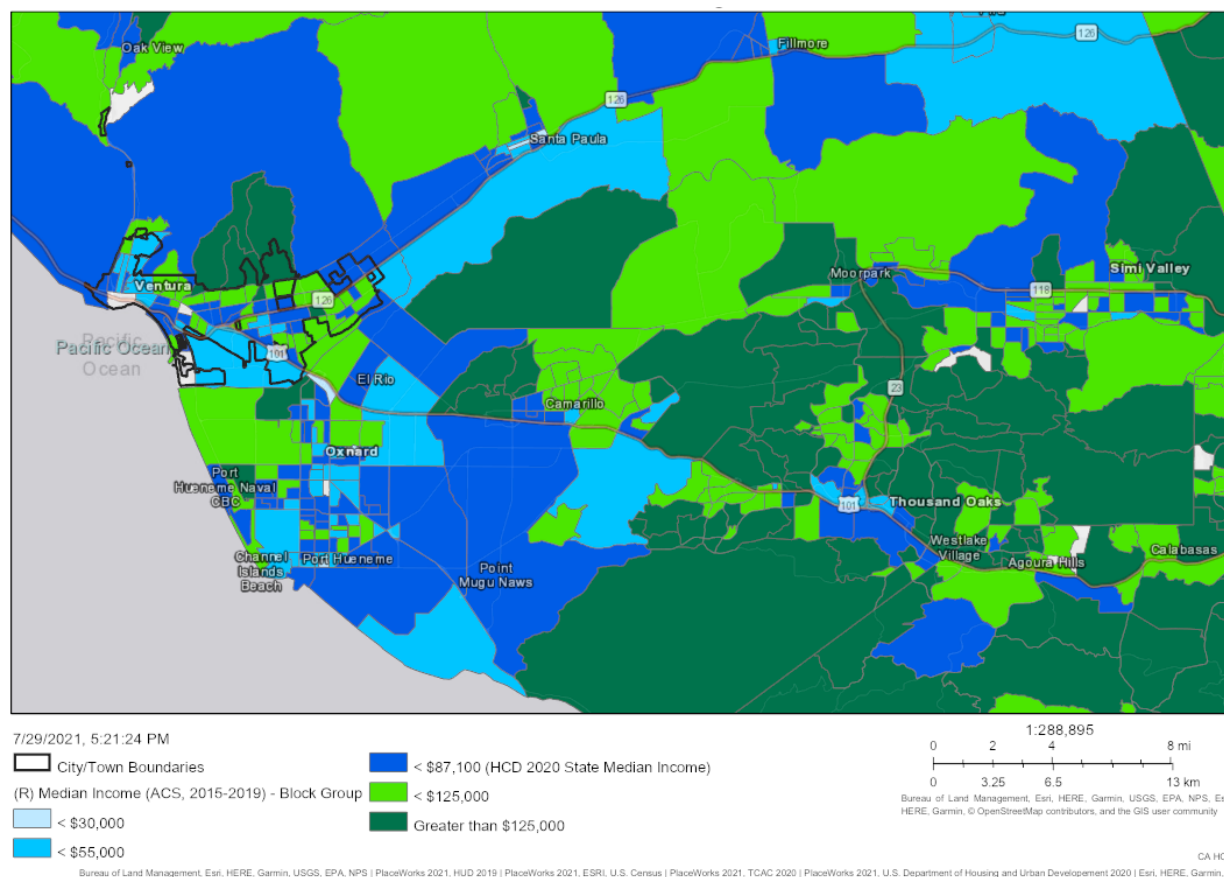
While HCD has created its own metric for RCAAs, at the time of this writing the map on the AFFH tool is not available. Thus, the definition of RCAAs used in this analysis is the definition used by the scholars at the University of Minnesota Humphrey School of Public Affairs cited in HCD's memo: "RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016).

### *Regional Trends*

**Figure C-2** and **Figure C-3** shows the concentration of minority/ non-white population and majority populations across the region. In **Figure C-2**, census tracts in yellow have less than 20 percent non-white population, meaning over 80 percent of the population is white. There are a few tracts with over 80 percent white population located throughout the County, especially in Ventura, Camarillo, and Thousand Oaks. These census tracts are also census tracts with a median income over \$125,000 in Thousand Oaks (**Figure C-16**). Although not all census tracts have the exact relationship of over 85 percent White and median income over \$125,000 to qualify as "RCAAs," throughout the County tracts with higher White population tend to have greater median incomes. (**Figure C-3** is reproduced below to show trends).

According to the 2020 Ventura County AI, Ventura County residents making less than \$15/hour in Ventura County struggle to afford basic needs. In 2015, 87 percent of the county's White population earned at least \$15/hour, the highest percent among racial and ethnic groups, while 54 percent of the Latino population earned at least this amount, the lowest percentage of all groups. County residents who are White (and not Hispanic or Latino) and Asian residents make more than the County median per capita income (\$33,435). White and not Hispanic or Latino residents make the most above the County median at \$13,079 more per person. All other racial and ethnic groups make less, with Hispanic or Latino residents making an average of \$15,553 less per person annually.

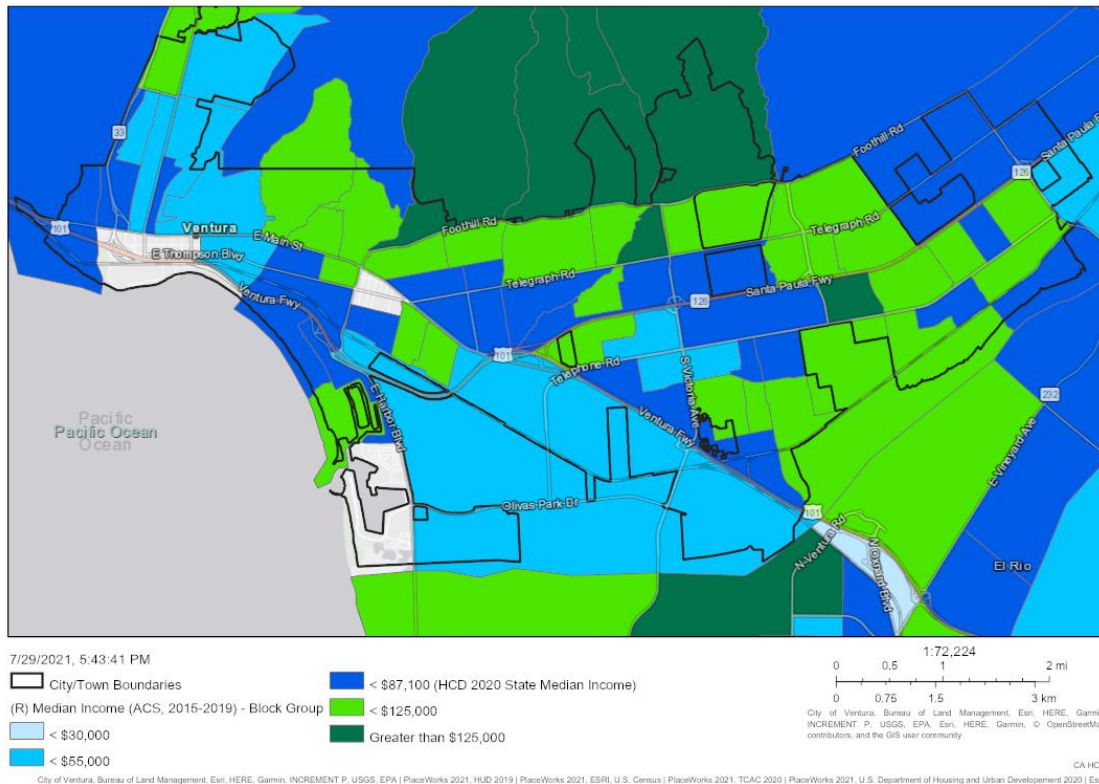
Figure C-16: Median Income – Region



### Local Trends

As discussed previously in the *Race/Ethnicity* section, the census tracts north of Telegraph Road in the Downtown, Midtown, and College communities of the City are majority White (**Figure C-5**). None of these census tracts have over 85 percent White population (ranges from 78 to 84 percent) but they have the highest percentage of white population. Compared to the concentration of white population, block groups with high median incomes are also concentrated in the same census tracts as those with White population (**Figure C-17**). While no block group/tract meets the definition of RCAs, there is a trend toward higher median incomes in areas with higher White population in the City.

Figure C-17: Median Income - City of Ventura



#### 4. Access to Opportunities

Significant disparities in access to opportunity are defined by the AFFH Final Rule as “substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing.”

##### *TCAC Opportunity Maps*

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table C-9 shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30 percent of population under federal poverty line;
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

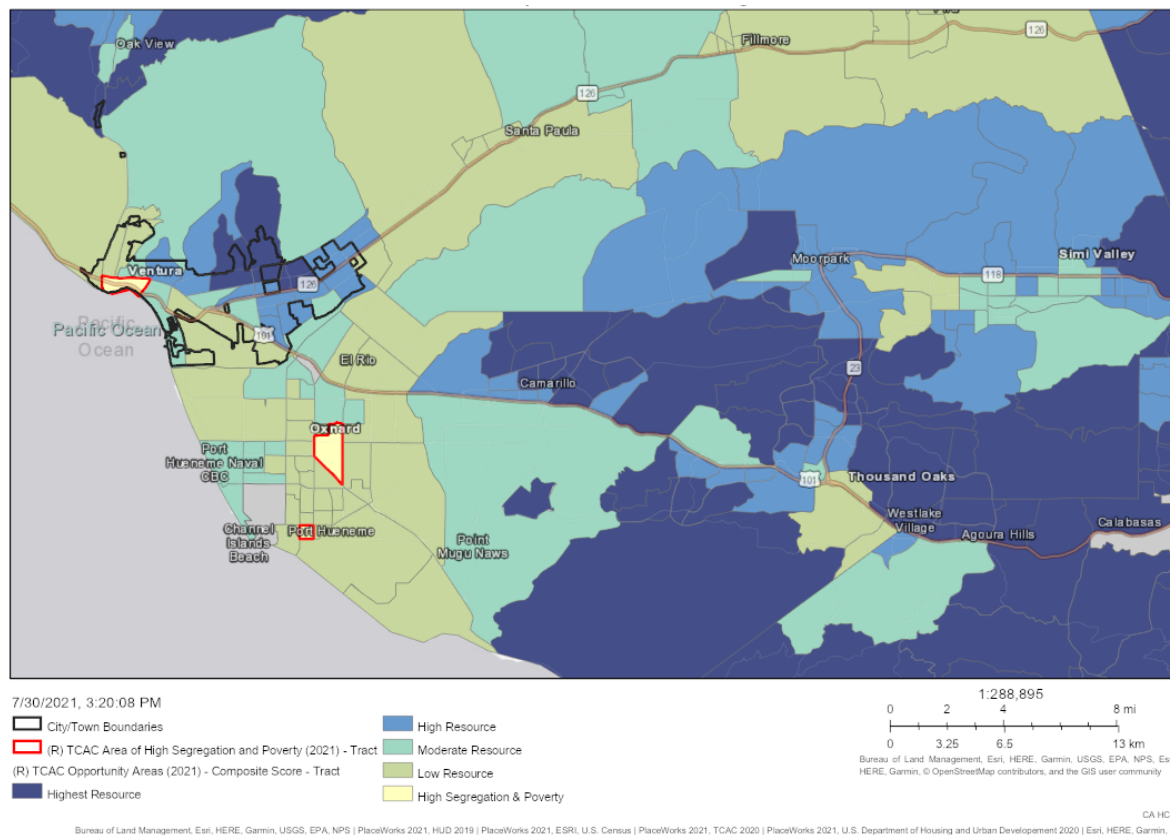
**Table C-9: Domains and List of Indicators for Opportunity Maps**

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020	

### Regional Trends

According to the 2021 TCAC/HCD opportunity area map, two census tracts in the region are considered “high segregation and poverty” areas (Figure C-18). These census tracts are located in Ventura and Oxnard. TCAC maps categorize the level of resources in each census tract. Categorization is based on percentile rankings for census tracts within the region. Regionally, low resource areas (green) are concentrated in the western part of the County, starting in the middle of Ventura and south to Oxnard and east into the Santa Clara Valley. The southeastern census tracts (in Camarillo and Thousand Oaks) are considered high resource areas.

Figure C-18: TCAC Composite Scores- Region



### Local Trends

According to the HCD/TCAC opportunity map (**Figure C-19**), Ventura is made up of census tracts with varying degrees of resources. Northeastern census tracts in the Midtown, College, Poinsettia, Juanamaria, and Wells communities scored higher, as well as the coastal community of Pierpoint. Meanwhile, the northwestern communities in Downtown and Westside scored low, as well as the census tracts south of Main Street in the Midtown community. Tracts adjacent to the low resources tracts in the Northwest region are moderate.

### Distribution of RHNA Units by TCAC Opportunity Area

**Figure C-19** and Table C-10 also shows the distribution of RHNA sites across the TCAC opportunity areas. About **68 percent** of all RHNA units are located in moderate or high resource areas. Of the **2,487** lower income RHNA units, **77 percent** are in the moderate and high resource tracts. About six percent of lower income RHNA units are located in areas of segregation and poverty. These units are located in the Downtown. Redevelopment in the Downtown Specific Plan Area has been a focus for the City for the current and previous planning periods. The Plan's strategy is to increase the Downtown's vitality as a civic center for the community through integration of more and mixed-income housing, cultural facilities, and a closer visual and physical connection with the beach and shoreline. In addition, the form-based codes of the area emphasizes a compact, walkable and mixed-use environment. In an effort to promote mixed-income housing, about **14 percent** of the RHNA units are also located in areas of high poverty and segregation. Of the 892 RHNA units in these areas with a concentration of poverty and segregation, **30 percent** are moderate and **54 percent** are above moderate.

Figure C-19: TCAC Opportunity Areas- City of Ventura

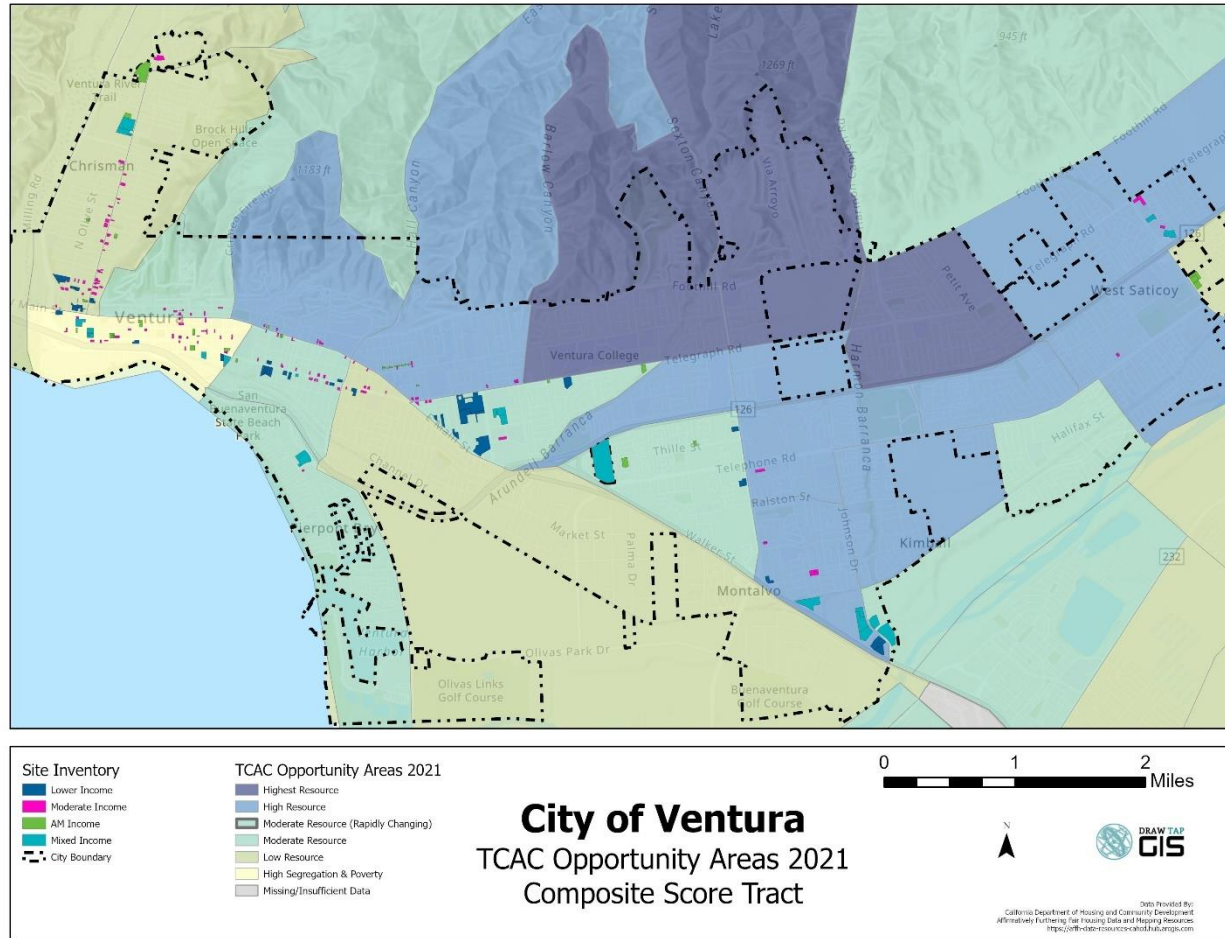


Table C-10: RHNA Unit Distribution by TCAC Opportunity Area

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
High Resource	18.7%	18.6%	31.8%	24.4%
Moderate Resource	57.9%	21.2%	39.6%	43.7%
Low Resource	17.3%	35.8%	11.1%	17.7%
High Segregation & Poverty	6.1%	24.4%	17.5%	14.2%
<b>Total Units</b>	<b>2,487</b>	<b>1,073</b>	<b>2,728</b>	<b>6,288</b>

### Opportunity Indices

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess Santee residents' access to key opportunity assets in



comparison to the County. **Table C- 11** provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.*



**Table C- 11: Opportunity Indices by Race/Ethnicity- Ventura County and City of Ventura**

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Ventura County</b>							
Total Population							
White, Non-Hispanic	72.62	61.67	51.75	64.1	70.38	78.93	44.78
Black, Non-Hispanic	60.76	39.71	49.13	52.75	75.08	82.03	39.34
Hispanic	47.82	30.11	46.29	43.25	73.84	82.15	38.13
Asian or Pacific Islander, Non-Hispanic	69.26	52.5	50.94	61.22	73.62	80.08	40.16
Native American, Non-Hispanic	59.7	48.02	47.55	52.92	70.89	80.82	44.05
Population below federal poverty line							
White, Non-Hispanic	64.14	58.07	53.76	53.93	70.25	81.19	46.6
Black, Non-Hispanic	50.45	45.88	23.14	46.3	79.07	84.78	38.52
Hispanic	38.6	37.91	23.8	45.04	75.16	83.64	37.83
Asian or Pacific Islander, Non-Hispanic	60.63	50.36	40.17	44.36	75.36	80.57	40.53
Native American, Non-Hispanic	31.63	35.08	13.42	33.15	81.40	86.51	37.49
<b>City of Ventura</b>							
Total Population							
White, Non-Hispanic	64.20	66.09	59.39	73.16	83.77	63.51	48.10
Black, Non-Hispanic	55.66	65.60	48.76	72.58	85.35	62.97	46.58
Hispanic	53.01	62.40	48.35	70.60	84.42	63.90	49.41
Asian or Pacific Islander, Non-Hispanic	61.94	68.32	55.07	75.31	84.50	61.55	44.42
Native American, Non-Hispanic	58.14	63.88	54.11	71.95	84.44	64.26	48.81
Population below federal poverty line							
White, Non-Hispanic	56.09	53.38	60.05	70.85	84.51	67.06	53.4
Black, Non-Hispanic	48.79	38.11	54.13	63.37	85.78	76.88	59.54
Hispanic	44.91	44.4	55.7	68.32	84.56	69.8	57.68
Asian or Pacific Islander, Non-Hispanic	45.91	45.66	55.71	72.48	87.66	74.73	57.07
Native American, Non-Hispanic	39.03	48.64	50.8	60.81	83.33	66.64	65.45
Note: American Community Survey Data are based on a sample and are subject to sampling variability. See page 45 for index score meanings. Table is comparing the total Ventura County and Ventura City population, by race/ethnicity, to the County and City population living below the federal poverty line, also by race/ethnicity.							
Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA							

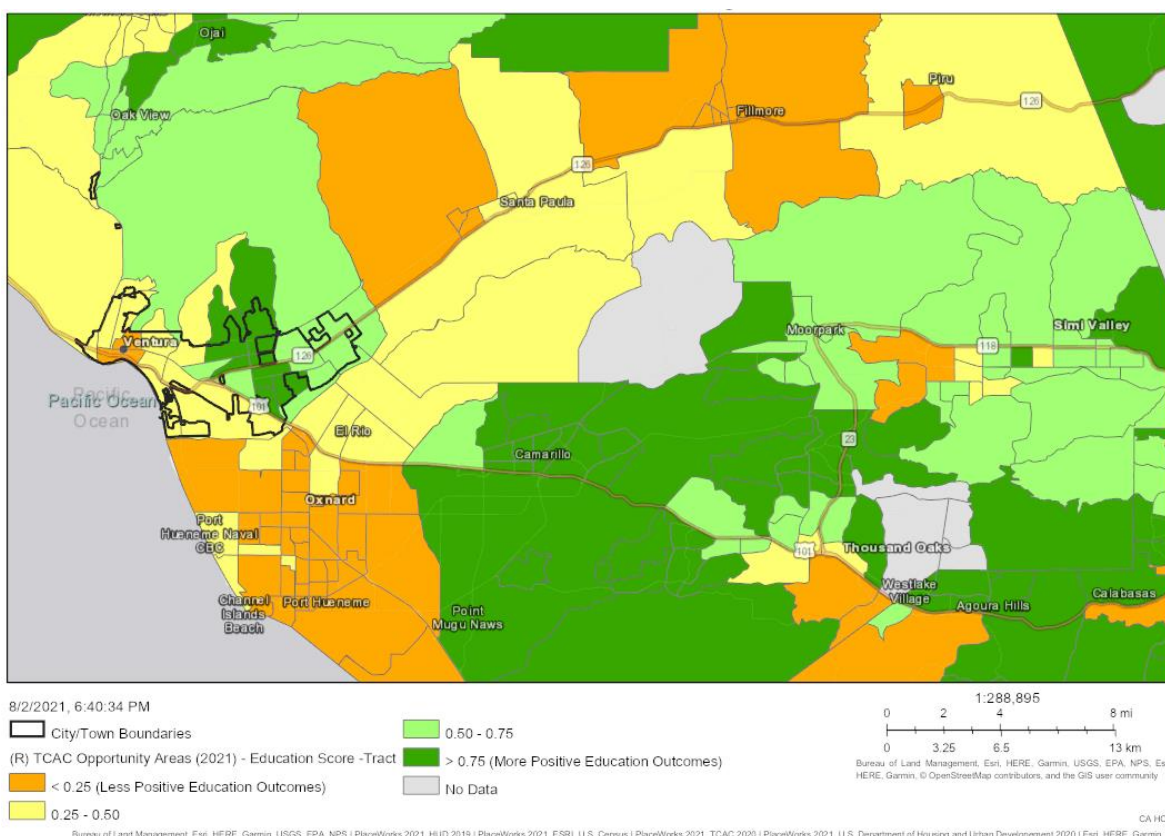
## Education

### Regional Trends

School proficiency scores are indicators of school system quality, with higher scores indicating higher school quality. In Ventura County, Whites and Asian residents have access to better schools (scores 62 and 52) compared to Black, Hispanic, and Native American residents. For residents living below the federal poverty line, scores were lower for all races but were still higher for White and Asian residents.

The HCD/TCAC education scores for the region show the distribution of education quality based on education outcomes (**Figure C-20**). Lower education scores are found along the coast in Ventura, Port Hueneme, Oxnard, and inland into the Santa Clara Valley. Higher education scores are prominent in Camarillo, Moorpark, and Thousand Oaks.

**Figure C-20: TCAC Education Scores- Region**



### Local Trends

In the City of Ventura, school proficiency indices ranged in the 60s and were lowest (62) for Hispanic residents. However, for all races, school proficiency scores were higher than the County overall. Similar to the County, residents living below the poverty line had lower index scores than all the entire population, but Whites had significantly higher scores (53) compared to Hispanic, Black, and Asian residents (38, 44, 46, respectively). The differences in scores among the races living in poverty indicate a dissimilar access to schools.

Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is "below average", 5-6 indicate "average", and 7-10 are "above average."

**Figure C-21** shows that Ventura pre-K, elementary, middle, and high schools range from below to above average. Below average scores are mostly found in the northwestern area of the City and in the downtown and midtown areas. Higher school ratings are concentrated in the eastern parts of the City. These scores correspond with the TCAC's Education Score map for the City on **Figure C-22**. Census tracts in the Northwestern had low education scores, with the downtown tracts scoring the lowest, while census tracts in the east have higher scores (meaning more positive education outcomes).

**Figure C-21: GreatSchools Ratings**

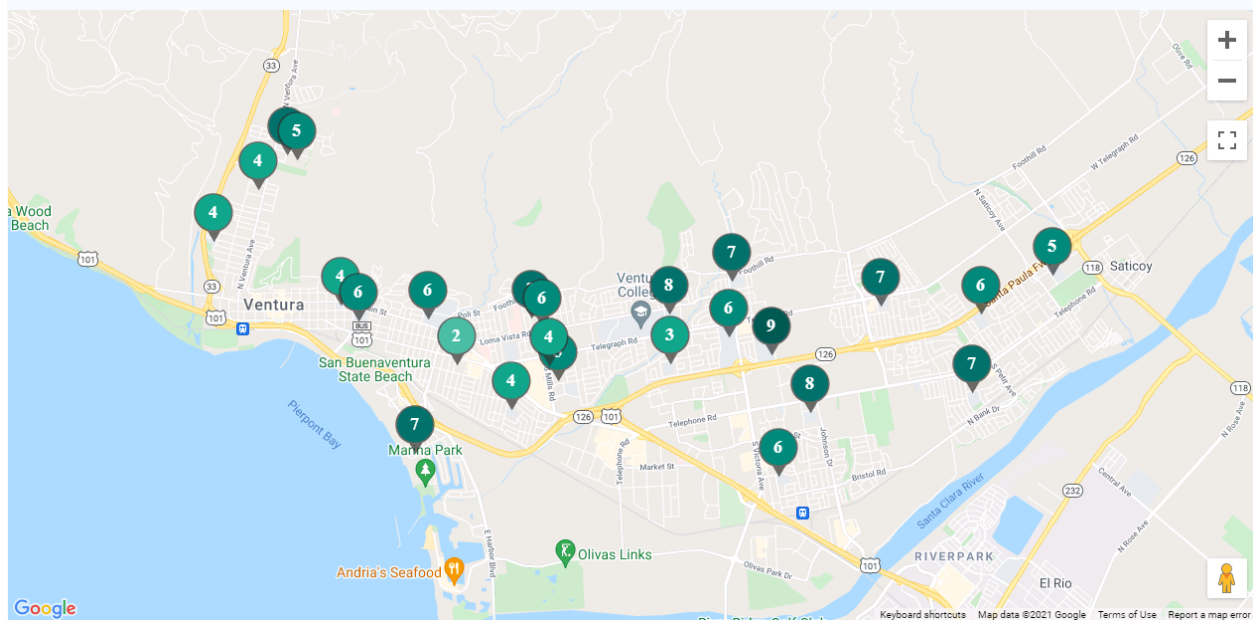
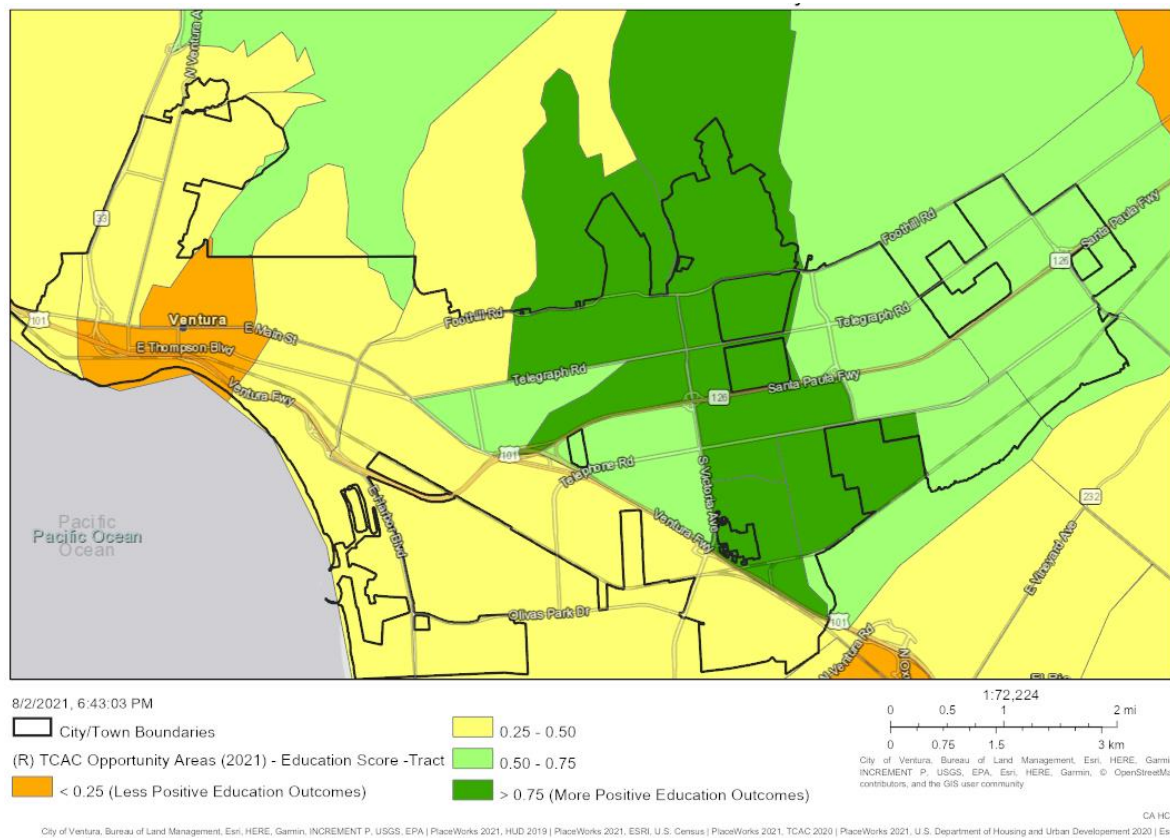


Figure C-22: TCAC Education Score- Ventura City



## Transportation

### Regional Trends

HUD's opportunity indicators have two categories to describe transportation- transit index and low transportation cost. In the County, transit index scores ranged from 46 to 51, with Hispanic residents scoring lower and White residents scoring highest. For residents living below the poverty line, the scores had a larger range from 33 for Native American residents to 53 for White residents. Regardless of income, White residents had higher scores.

Low transportation cost scores had a small range from 70 to 75 across all races and were similar for residents living below the poverty line. Considering that a higher transit index score indicates a higher likelihood to use public transit and a higher "low transportation cost" indicates a lower cost of transportation, Ventura County's entire population has similar access and likelihood of using public transit.

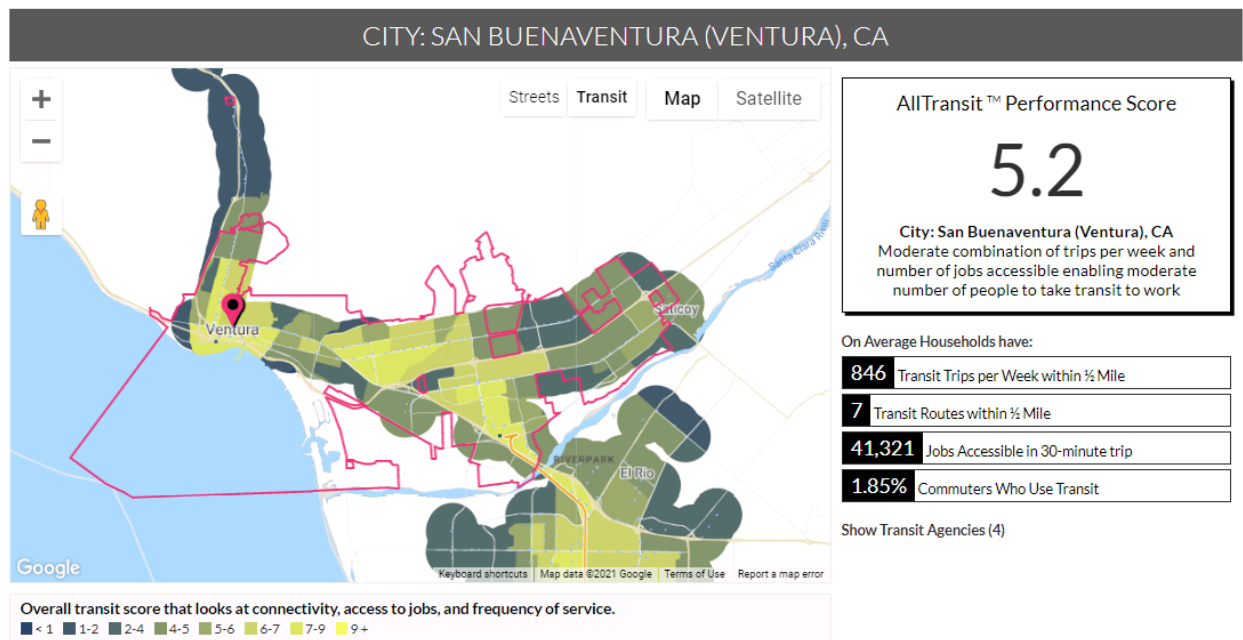
### Local Trends

Transit index scores within the City of Ventura were similar to the County, ranging from 70 to 75, with Asian residents scoring highest and Hispanics scoring lowest. For residents living below the poverty line, scores decreased for all races but most notable for Native American residents (from 72 to 61) indicating lower likelihood to use public transit. For low transportation cost indices, scores in the City of Ventura were higher than the County overall and did not differ between races or poverty level.

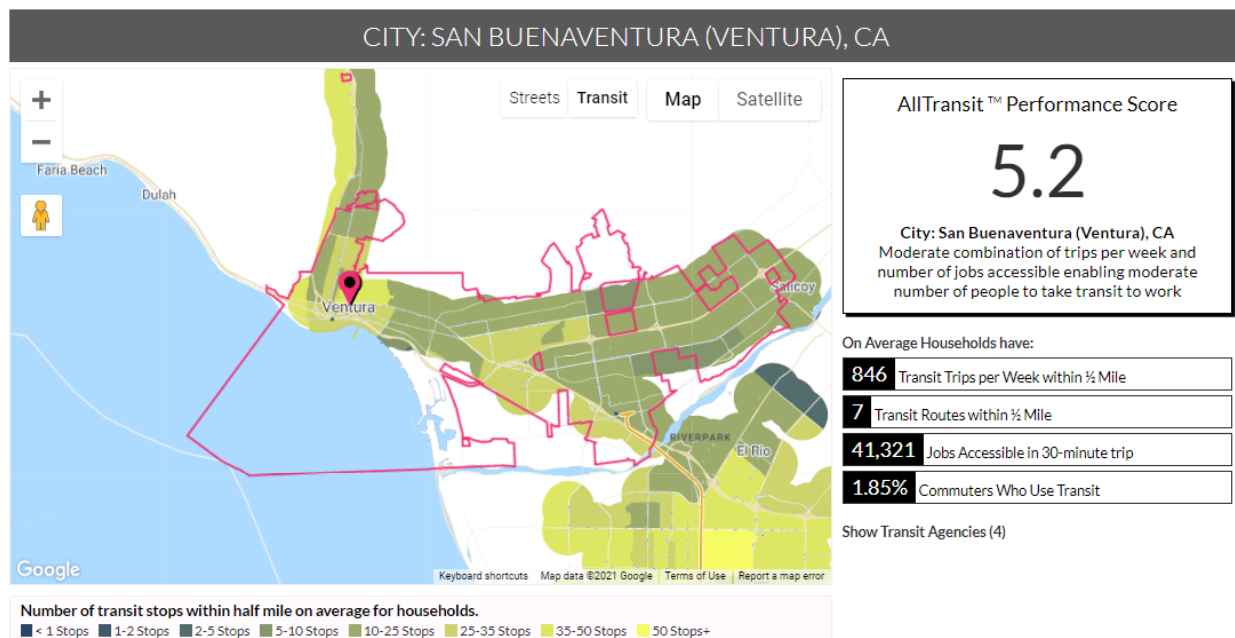
All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019),

Ventura has an AllTransit Performance Score of 5.2 (out of 10). The map in Figure C-22 that Downtown, College, and Montalvo communities have the highest scores (6 or more) compared to the eastern tracts of the city and the Midtown. **Figure C-24** shows that the number of transit stops within ½ mile of is greatest in the Downtown and College community (south of Telegraph Rd).

**Figure C-23: AllTransit Score- City of Ventura**



**Figure C-24: Transit Stops within ½ Mile – City of Ventura**





## Economic Development

### Regional Trends

HUD's opportunity indicators provide scores for labor market and jobs proximity. The labor market score is based the level of employment, labor force participation, and educational attainment in a census tract. Ventura County's labor market scores ranged from 46 to 52, with Hispanic residents scoring lowest and White residents scoring highest. Scores for Ventura County residents living below the poverty line dropped notably for Black and Hispanic residents (from 40s to 20s) but more dramatically for Native American residents (48 to 13). HUD's jobs proximity score quantifies the accessibility of a neighborhood to jobs in the region. County jobs proximity indices were in the high 70s and low 80s, and were highest for Hispanic and Black residents. The jobs proximity map in **Figure C-25** shows the distribution of scores in the Ventura County region. The highest scores are in the eastern block groups of Ventura, and south of the 101 Ventura Freeway from Oxnard to Thousand Oaks. The Santa Clara valley and most of Simi Valley had the lowest jobs proximity scores.

The TCAC Economic Scores are a composite of jobs proximity as well as poverty, adult education, employment, and median home value characteristics. The map in **Figure C-26** show that the lowest economic scores are located in the Santa Clara Valley and in the cities of Oxnard and Port Hueneme, as well as some census tracts in the City of Ventura.

**Figure C-25: Jobs Proximity Index- Region**

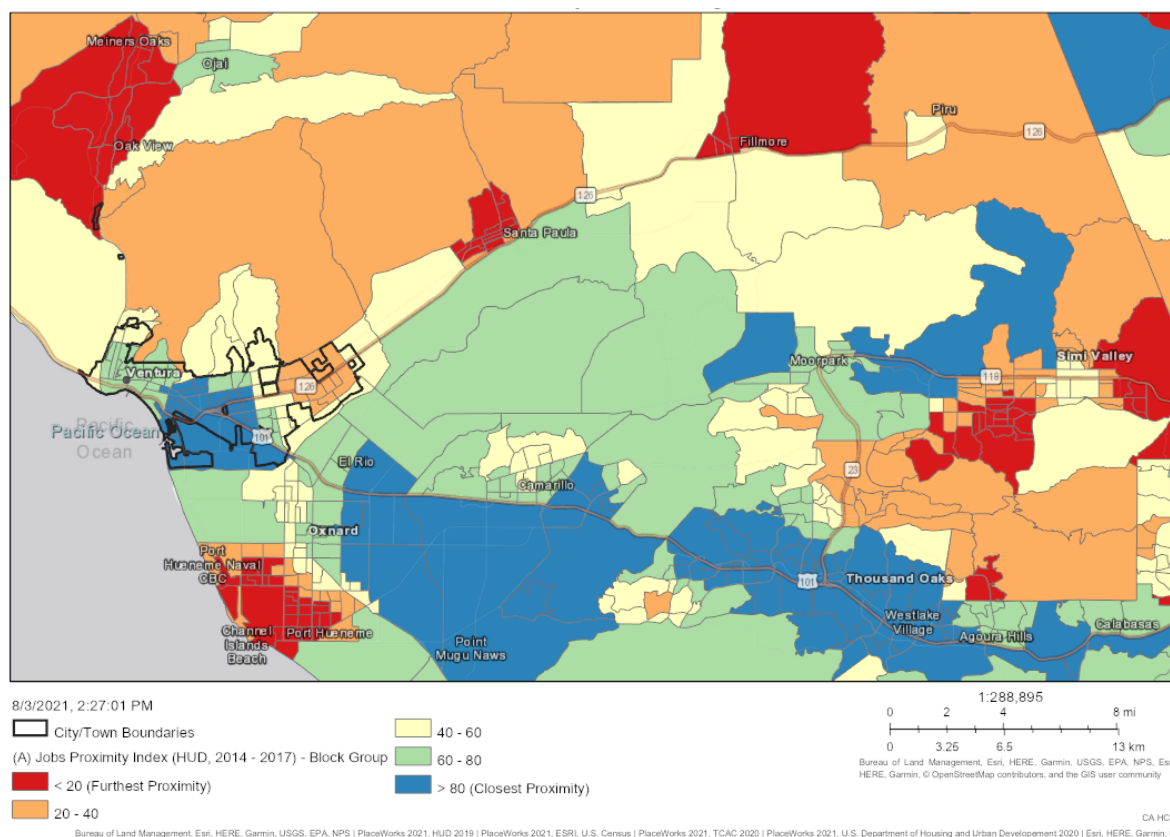
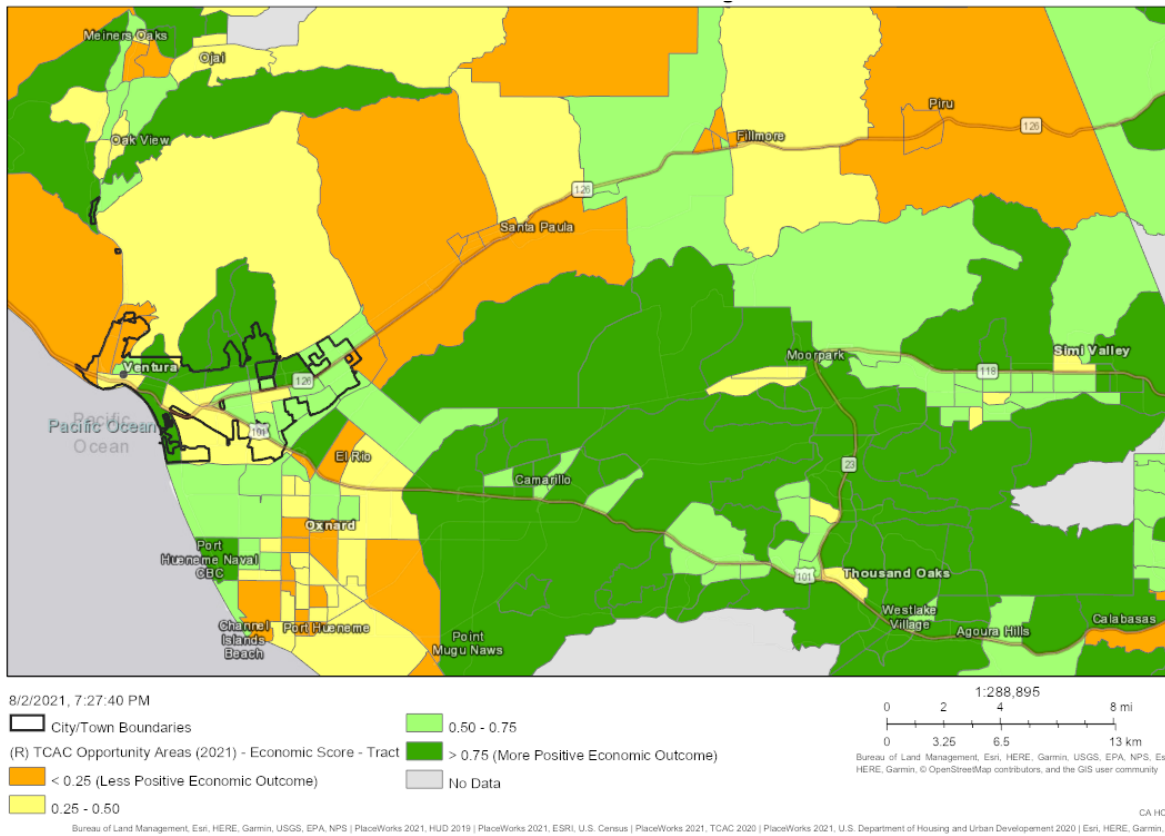


Figure C-26: TCAC Economic Score- Region



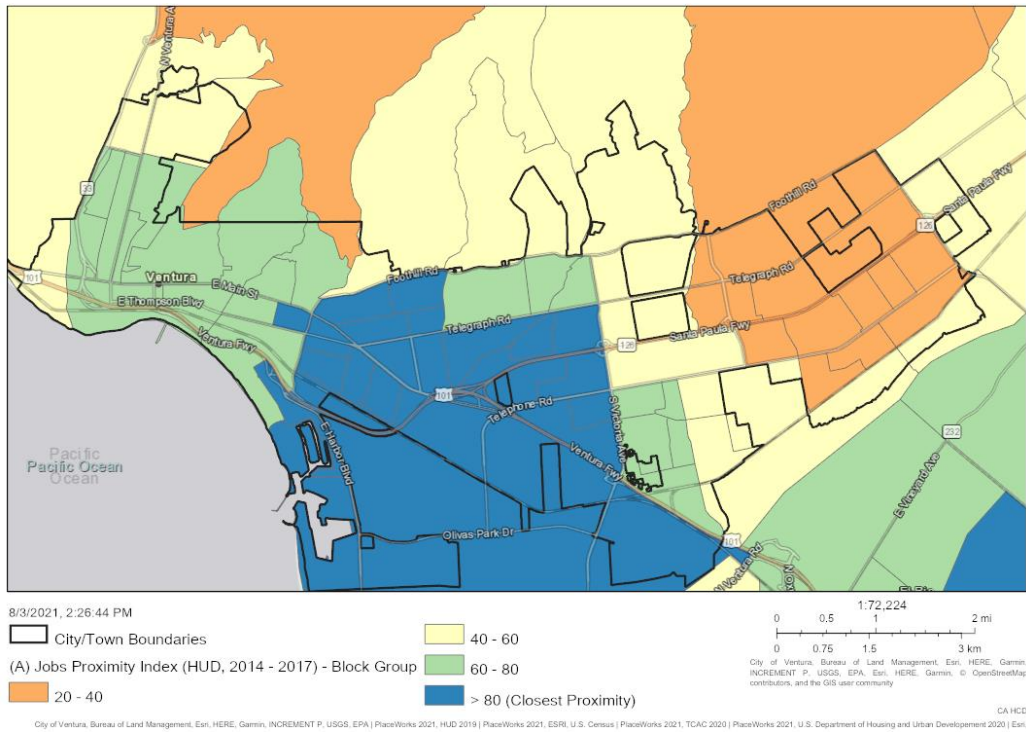
### Local Trends

Ventura had slightly higher labor market index scores (ranged from 48 to 59) than the County overall (46 to 52), indicating a higher labor force participation and human capital. However, within the City, Whites and Asians scored the highest and Blacks and Hispanics scored the lowest. HUD's jobs proximity score quantifies the accessibility of a neighborhood to jobs in the region. Ventura scored lower (62 to 64) than the County overall (79 to 82). Jobs proximity scores for residents living below the federal poverty line were slightly higher than the population at large with scores ranging from 67 to 77. The map in **Figure C-28** shows the distribution of job indices within the City. The Westside, Downtown, and Midtown communities scored highest, while the eastern communities scored lowest.

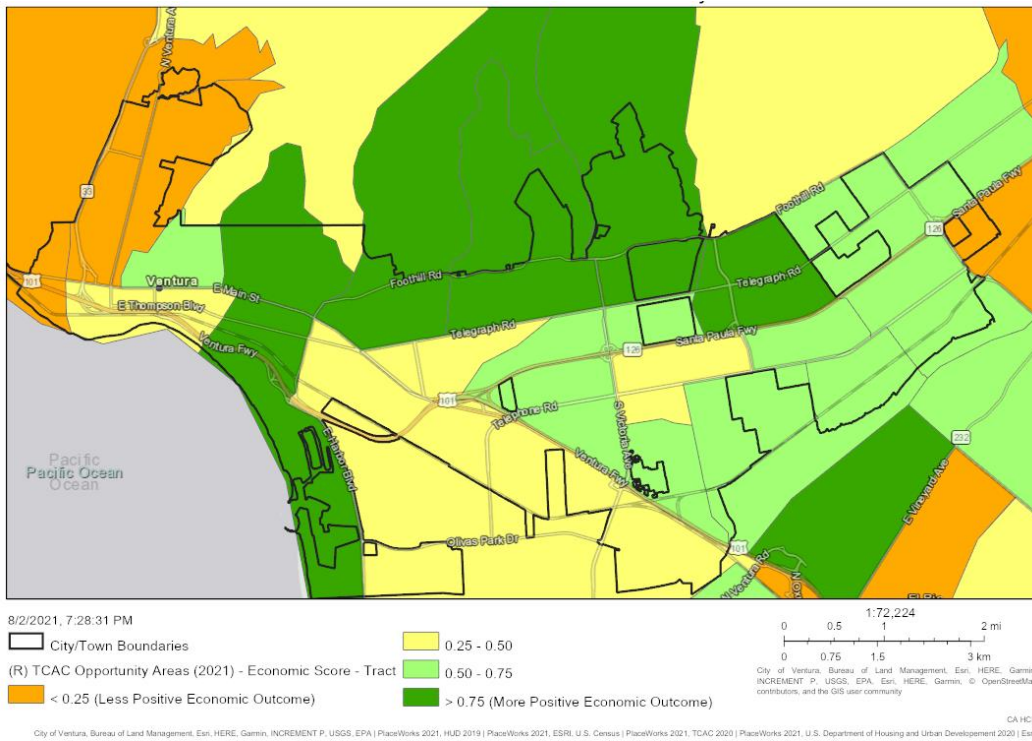
The TCAC Economic score map in **Figure C-28**, incorporate jobs proximity as well as poverty, adult education, employment, and median home value characteristics of the area. Once other economic characteristics are incorporated, the map shows that the western census tracts in the City (in the Westside and southern Downtown area) as well as the southern Midtown census tracts scored lowest while the eastern census tracts scored high. This reversal in trends shows that while residents in the Westside and Downtown communities are close to jobs, their economic outcomes are less positive than those for residents in the eastern communities of the City.



**Figure C-27: Jobs Proximity Index – City of Ventura**



**Figure C-28: TCAC Economic Score- City of Ventura**



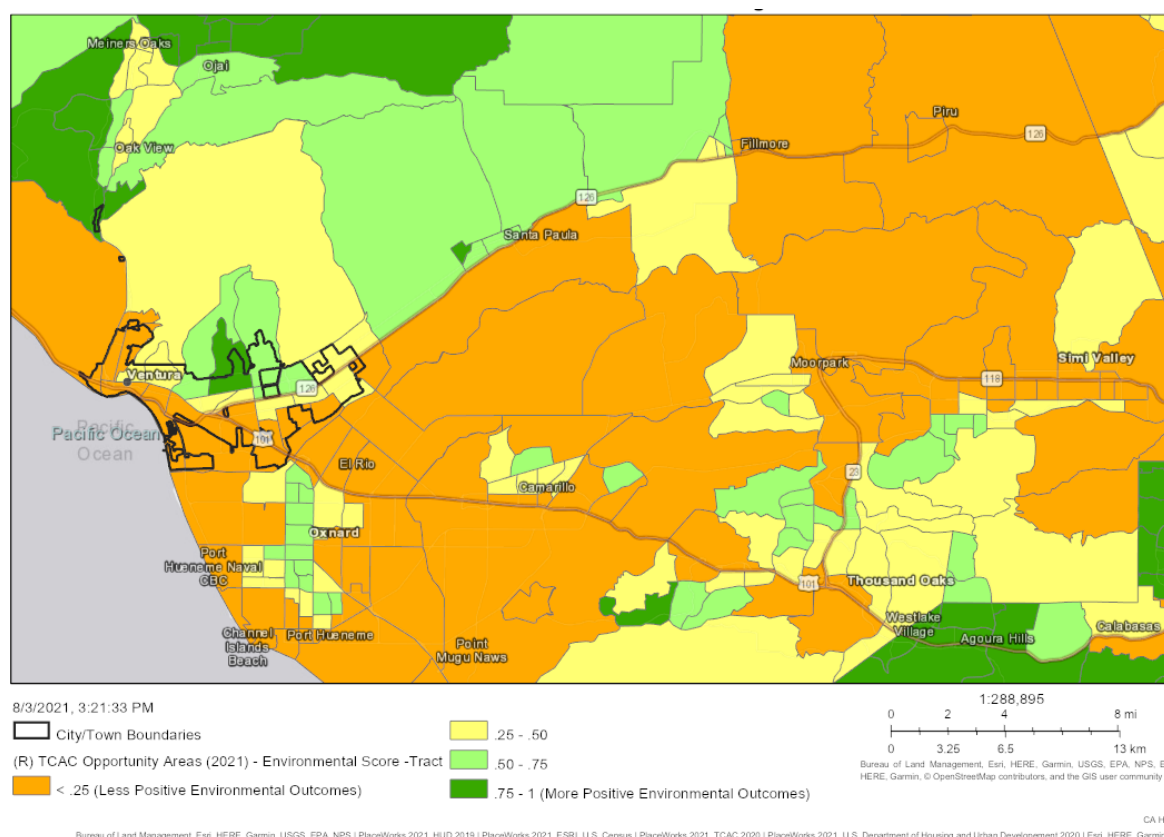
## Environment

The TCAC Environmental Score is based on CalEnviroScreen 3.0 scores. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment.

## Regional Trends

The TCAC Environmental scores were lowest south of California Highway 126 in the County, with the least positive environmental outcomes throughout coastal Ventura, Point Hueneme, Point Mugu and inland in Camarillo, Santa Paula, Fillmore and Simi Valley (**Figure C-29**).

**Figure C-29: TCAC Environmental Score- Region**



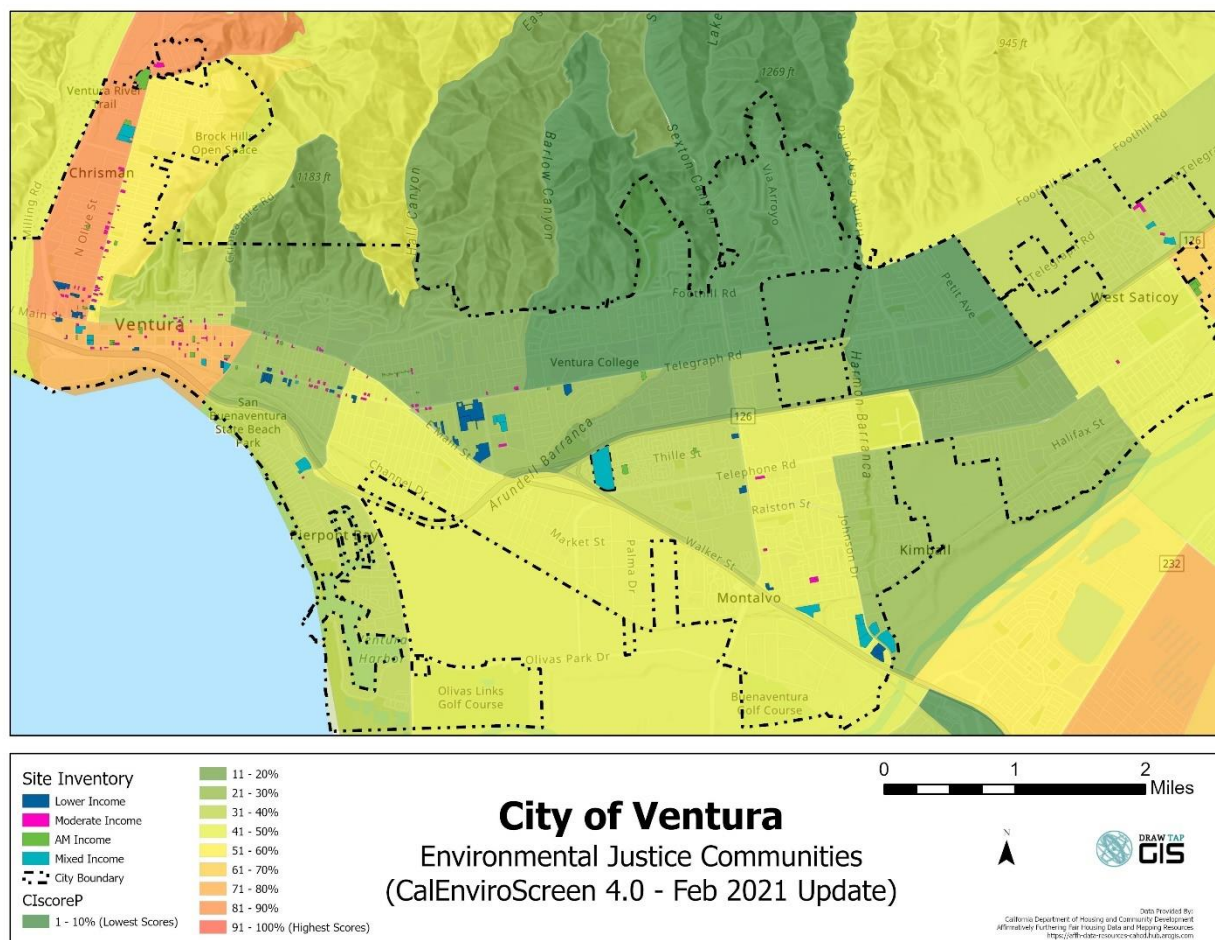
## Local Trends

As shown in **Figure C-29**, the Westside community as well as census tracts south of California Highway 101 and 126 scored the lowest on the TCAC environmental scores (least positive outcomes). However, the Office of Environmental Health Hazard Assessment has released updated scores in February 2020 (CalEnviroScreen 4.0). The CalEnviroScreen 4.0 scores in **Figure C-30** are based on percentiles and show that the Westside and Downtown communities scored in the **highest** percentile and are thus considered environmental justice communities. **The rest of the City's tracts fell within the lower 50<sup>th</sup> percentile.**

### Distribution of RHNA Units by CalEnviroScreen Scores

Based on the CalEnviroScreen 4.0 scores, approximately 70 percent of RHNA units are located in census tracts below the 50<sup>th</sup> percentile scores (Table C-12) but only one percent of all RHNA units are located in the tracts with the lowest percentile scores (11 to 20<sup>th</sup>). Of the lower income RHNA units, 78 percent are located below the 50<sup>th</sup> percentile but 14 percent in the highest percentiles. The map in Figure C-30 shows that this is because many units are located in the Westside, Downtown, and Midtown communities along major corridors. However, as explained earlier, these areas have access to transit and other services necessary for lower income residents. This area is also part of Downtown Specific Plan which has focused housing growth as well as the Westside Ventura Neighborhood Revitalization Strategy Area (NRSA) for improvements.

Figure C-30: CalEnviroScreen 4.0 Scores- City of Ventura



**Table C-12: RHNA Unit Distribution by CalEnviroScreen 4.0 Score**

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
1 - 10% (Lowest Score)	0.0%	0.0%	0.0%	0.0%
11 - 20%	0.0%	6.7%	0.5%	1.4%
21 - 30%	52.2%	14.4%	27.7%	35.1%
31 - 40%	6.4%	11.4%	15.7%	11.3%
41 - 50%	19.7%	12.2%	27.6%	21.8%
51 - 60%	1.7%	12.8%	0.1%	2.9%
61 - 70%	6.1%	24.4%	17.9%	14.3%
71 - 80%	14.0%	18.2%	10.6%	13.2%
81 - 90% (Highest Score)	0.0%	0.0%	0.0%	0.0%
<b>Total Units</b>	<b>2,487</b>	<b>1,073</b>	<b>2,728</b>	<b>6,288</b>

## 5. Disproportionate Needs

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Santee. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom)

According to CHAS data based on the 2013-2017 ACS, Ventura County and Ventura City households experience housing problems at similar rates (43 percent of households). In both the County and City, renters are more likely to be affected by housing problems than owners.

### Cost Burden

#### Regional Trends

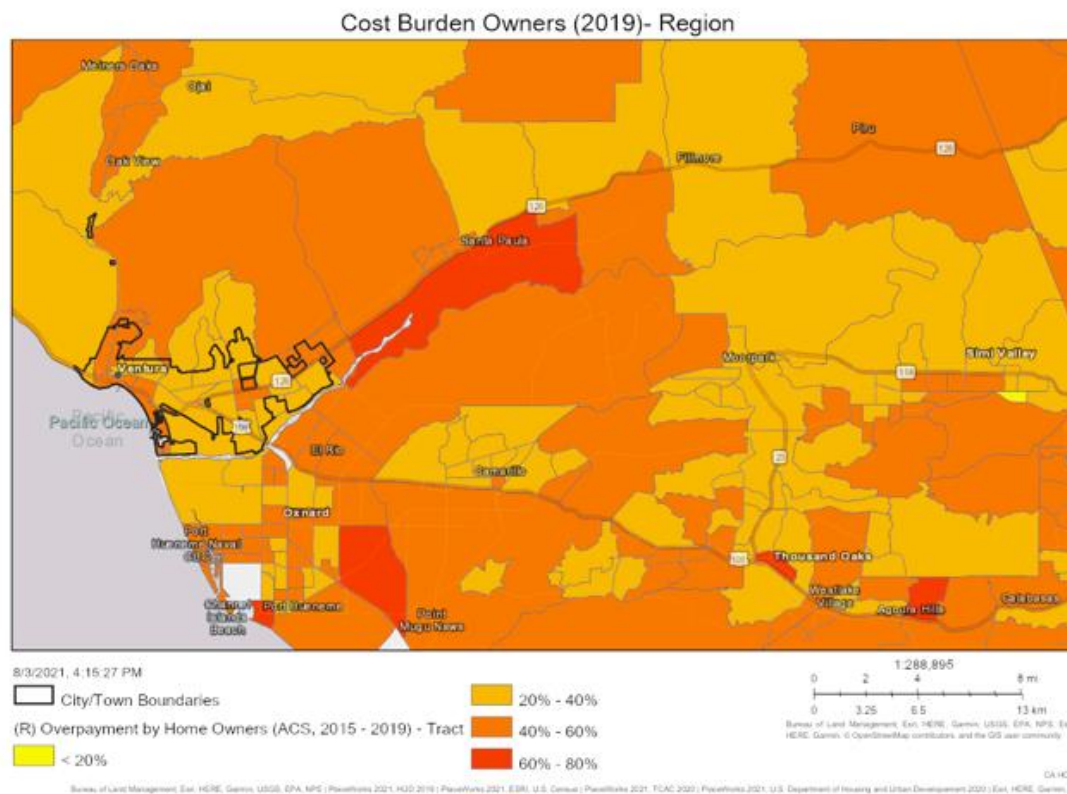
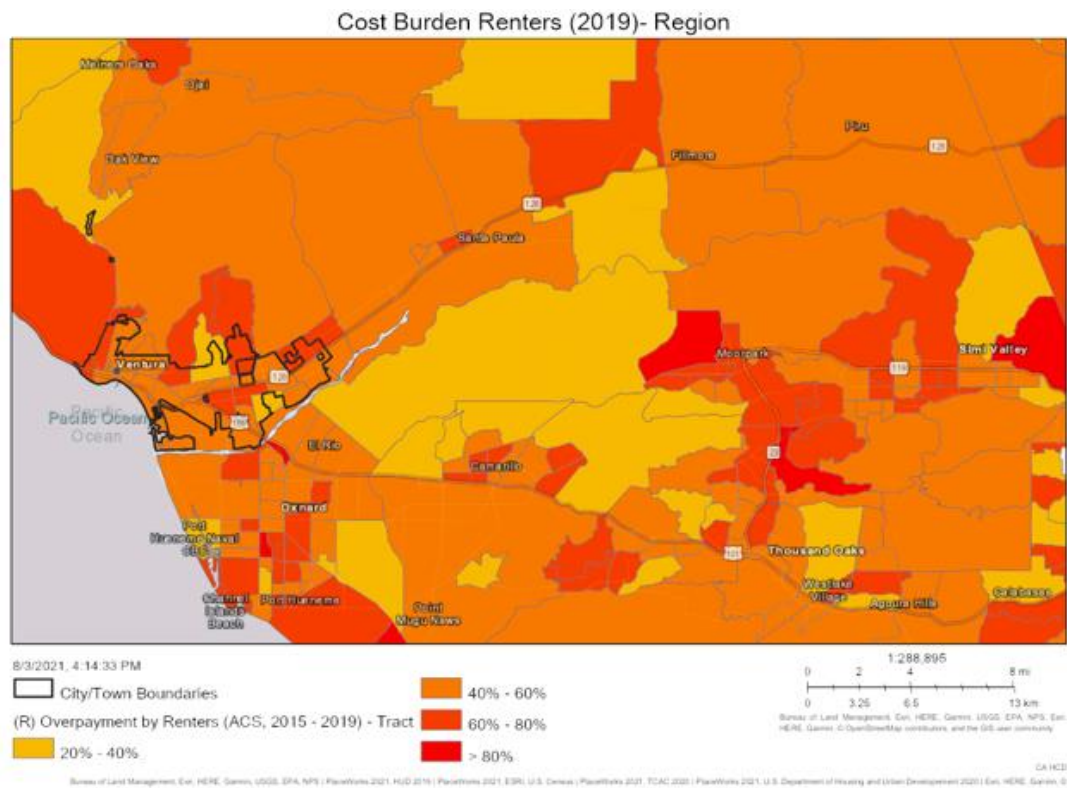
In Ventura County, approximately 39 percent of households experienced cost burdens. Renters experience cost burdens at higher rates than owners (53 percent compared to 31 percent), regardless of race. Among renters, Black and Hispanic households experience the highest rates of cost burdens (65 percent and 58 percent). Cost burdened renter households are concentrated census tracts in Ventura, Oxnard, northern Thousand Oaks, and Simi Valley (**Figure C-31**). Cost-burdened owner households are concentrated in a few census tracts in Santa Paula, Port Hueneme, and Thousand Oaks.

**Table C-13: Housing Problems and Cost Burden- Ventura County**

	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	Other	All
With Housing Problem								
Owner-Occupied	30.2%	34.3%	29.9%	22.4%	35.5%	42.8%	37.6%	33.2%
Renter-Occupied	53.1%	67.0%	48.2%	51.7%	67.7%	67.8%	53.2%	59.3%
All Households	37.0%	51.5%	34.8%	35.2%	51.6%	55.5%	46.0%	42.8%
With Cost Burden								
Owner-Occupied	29.5%	33.3%	27.6%	21.3%	32.3%	35.2%	33.6%	30.8%
Renter-Occupied	50.8%	64.8%	37.0%	27.6%	41.9%	57.7%	50.4%	53.2%
All Households	35.9%	49.8%	30.1%	24.1%	37.1%	46.6%	42.6%	39.0%
<b>Source: HUD CHAS, (2013-2017).</b>								



**Figure C-31: Cost Burdened Renters and Owners (2019) - Region**



Housing problems and cost burdens can also affect special needs populations disproportionately. Table C-14 shows that renter elderly and large households experience housing problems and cost burdens at higher rates than all renters, all households, and their owner counterparts.

<b>Table C-14: Housing Problems, Elderly and Large Households, Ventura County</b>							
	Owner-Occupied			Renter-Occupied			All HH
	Elderly	Large HH	All Owner	Elderly	Large HH	All Renters	
Any Housing Problem	32.8%	45.4%	33.2%	64.7%	77.6%	59.3%	42.8%
Cost Burden > 30%	32.4%	28.9%	30.8%	61.8%	55.4%	53.2%	39.0%
Source: HUD CHAS, (2013-2017).							

### Local Trends

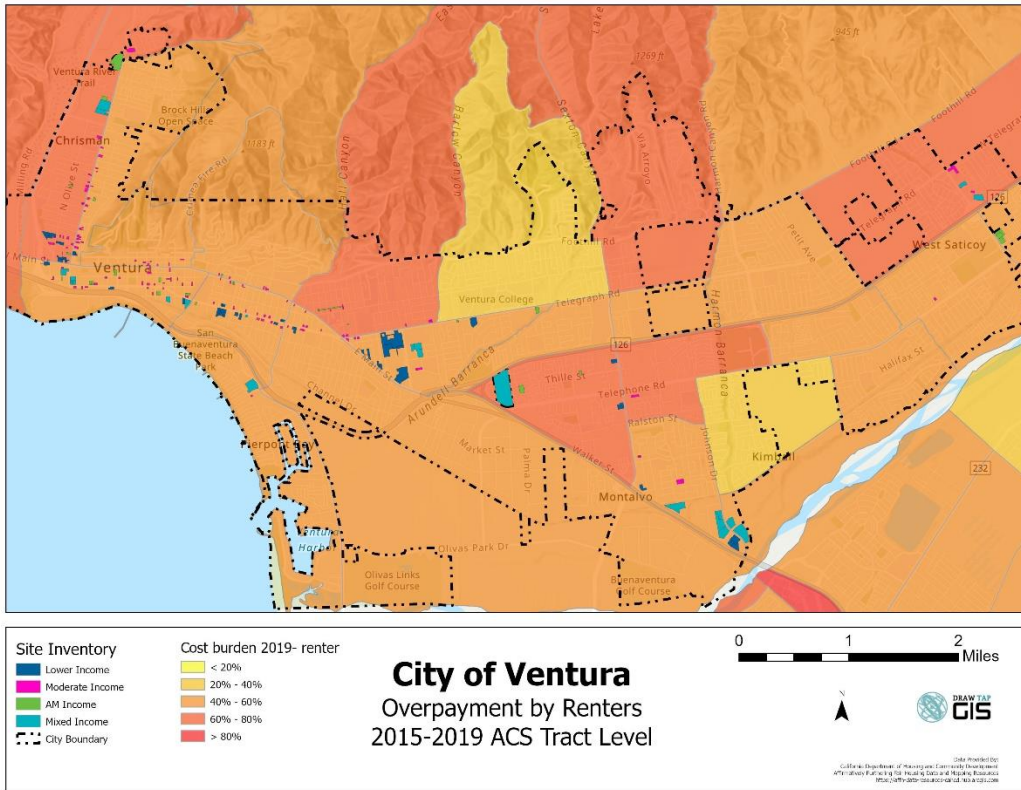
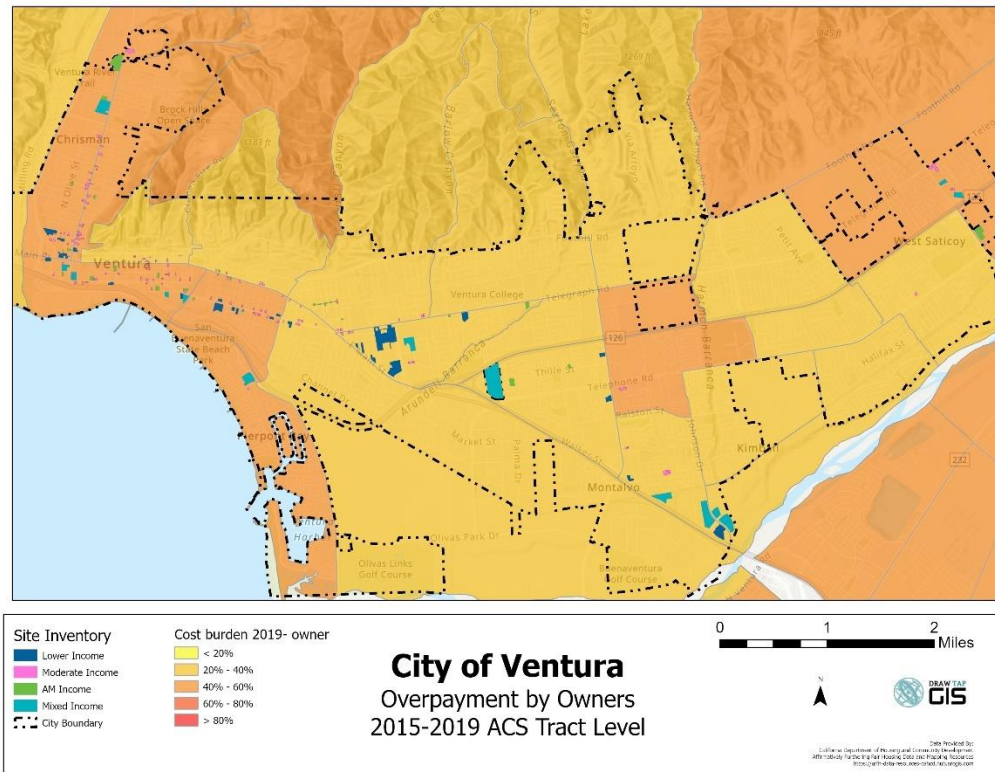
Ventura households experience cost burdens at similar rates than the County (40 percent). Like the County, renters also experience cost burdens at higher rates than owner households (54 percent and 28 percent, respectively) and Black and Hispanic households are affected by cost burdens at the highest rates. While renters in both the County and City experience higher cost burden at higher rates than owners, Black owner-households experience the highest rates of cost burdens (88 percent) among all races, tenues, and all households in the City.

**Figure C-32** shows the concentration of cost burdened renters and owners in 2019. While over 40 percent of renter households in most census tract in the City experience cost burdens, tracts with the greatest concentration of cost burdened households are scattered though the Westside, Midtown, east College, West Saticoy, and tracts south of Highway 126. Cost burdened owners are concentrated in the Westside, coastal communities south of Ventura Highway 101, and West Saticoy.

<b>Table C-15: Housing Problems and Cost Burden- City of Ventura</b>								
	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	Other	All
With Housing Problem								
Owner-Occupied	26.2%	91.2%	27.6%	26.7%	0.0%	44.0%	26.9%	29.9%
Renter-Occupied	55.0%	75.0%	59.0%	52.6%	0.0%	63.0%	51.9%	58.0%
All Households	37.8%	80.2%	39.6%	49.1%	0.0%	55.6%	42.2%	42.9%
With Cost Burden								
Owner-Occupied	25.5%	88.2%	25.3%	26.7%	0.0%	39.1%	28.4%	28.4%
Renter-Occupied	52.9%	73.6%	44.8%	26.3%	0.0%	55.4%	47.2%	53.6%
All Households	36.5%	78.3%	32.7%	26.4%	0.0%	49.1%	39.9%	40.1%
Source: HUD CHAS, (2013-2017).								



**Figure C-32: Cost Burdened Owners and Renters (2019)- Ventura City**



Like in the County, renter elderly and large households are disproportionately affected by housing problems and cost burdens. While 43 percent of renter households in the City experience problems, 65 percent of elderly households and 74 percent of large renter households experience housing problems. Large renter households are experiencing overcrowding or substandard housing conditions given that while 73 percent of households experience housing problems, only 50 experience cost burdens (the gap of 23 percent represents households experiencing overcrowding or substandard conditions).

**Table C-16: Housing Problems, Elderly and Large Households, City of Ventura**

	Owner-Occupied			Renter-Occupied			All HH
	Elderly	Large HH	All Owner	Elderly	Large HH	All Renters	
Any Housing Problem	28.8%	37.1%	30.0%	64.9%	73.4%	58.0%	42.9%
Cost Burden > 30%	28.5%	18.3%	28.4%	60.6%	50.6%	53.5%	40.0%

Source: HUD CHAS, (2013-2017).

#### Distribution of RHNA Units by Cost Burdened Households

**Some** RHNA sites are located in the western tracts of the City, in the Westside and Downtown. These census tracts also have a concentration of cost burdened owner (40 to 60 percent) and cost burdened renter (60 to 80 percent) households. Despite many sites being in the west, most RHNA units are not concentrated in these areas. Sites with higher densities, more units, and feasible for lower income are located in tracts with low percentages of cost burdened households. According to Table C- 17, **59 percent** of all RHNA units are sited in tracts with lowest percentage of cost-burdened homeowners in the City (20 to 40 percent). Of the **2,487** lower income units, over 67 percent also located in these tracts with the lowest percentage of cost-burdened households.

Cost burdened renter households are more prevalent throughout the City's and a higher percentage of renter households are cost burdened per tract (e.g. some tracts have up to 80 percent cost-burdened renter households). Table C- 18 shows that RHNA units are distributed among tracts with cost-burdened households ranging from 40 to 80 percent with most units (**77 percent**) being in tracts with the lower range of cost-burdened renters. Also, most (**80 percent**) of lower income RHNA units are located in census tracts with a lower concentration of cost-burdened renter households (40 to 60 percent) relative to other tracts found in the City that have up to 80 percent cost burdened renter households.

**Table C- 17: RHNA Unit Distribution by Cost-Burdened Homeowner Households**

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20 %	0.0%	0.0%	0.0%	0.0%
20% - 40%	67.1%	27.6%	63.6%	58.8%
40% - 60%	32.9%	72.4%	36.4%	41.2%
60% - 80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
<b>Total Units</b>	<b>2,487</b>	<b>1,073</b>	<b>2,728</b>	<b>6,288</b>

**Table C- 18: RHNA Unit Distribution by Cost-Burdened Renter Households**

	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20 %	0.0%	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	80.1%	71.6%	76.4%	77.0%
60% - 80%	19.9%	28.4%	23.6%	23.0%
> 80%	0.0%	0.0%	0.0%	0.0%
<b>Total Units</b>	<b>2,487</b>	<b>1,073</b>	<b>2,728</b>	<b>6,288</b>

### Overcrowded Households

#### Regional Trends

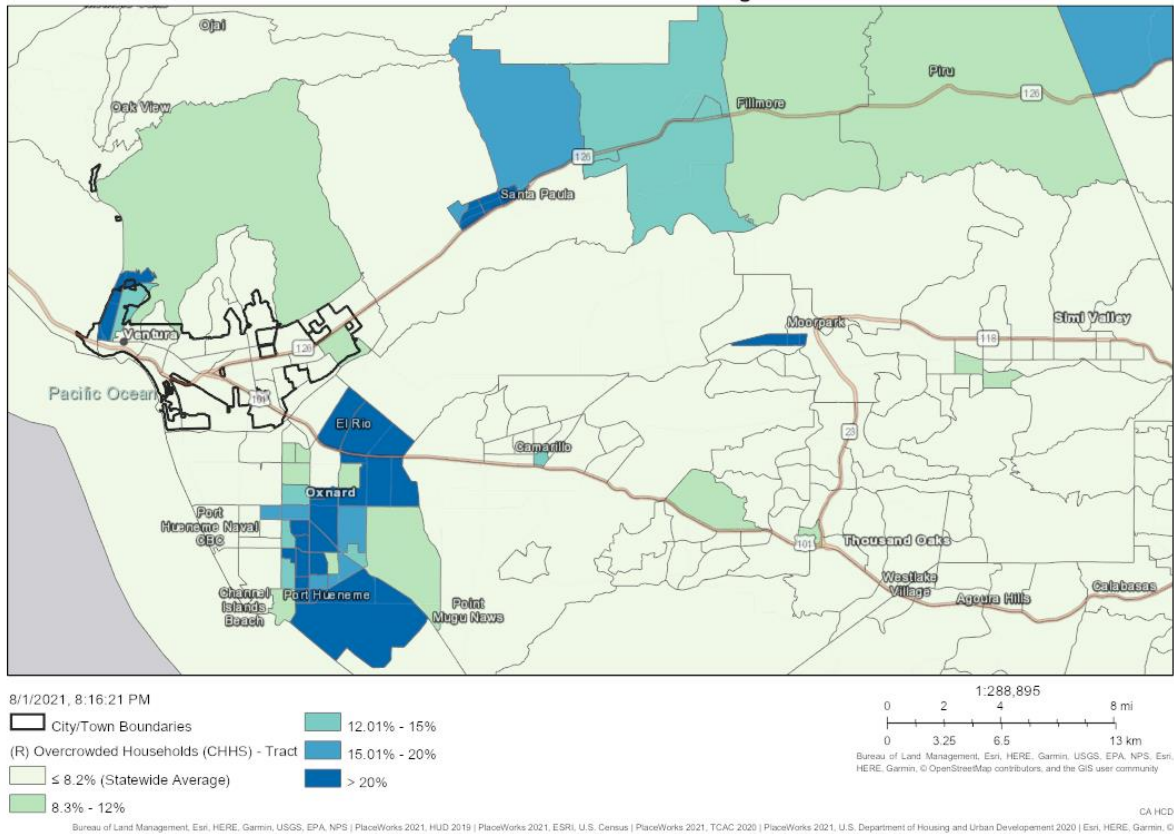
Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2019 five-year ACS estimates, about six percent of households in the County are living in overcrowded conditions (Table C-19). This is lower than the statewide average of 8.2 percent overcrowded households. Over 12 percent of renter households are living in overcrowded conditions, compared to only three percent of owner households. Overcrowded households in the region are concentrated in western Ventura, Oxnard, and Santa Clara Valley areas (**Figure C-33**).

**Table C-19: Overcrowded Households- Ventura County**

	Overcrowded (>1.0 persons per room)	Severely Overcrowded (>1.5 persons per room)
Owner-Occupied	3.0%	0.6%
Renter Occupied	12.1%	4.3%
All HH	6.4%	2.0%

Source: American Community Survey, 2015-2018. Table B25014.

Figure C-33: Overcrowded Households – Ventura County



### Local Trends

Households in the City of Ventura experience overcrowded conditions at lower rates than the County (6.4 percent) and the state (8.2 percent). Only 3.5 percent of Ventura households are living in overcrowded conditions. Like County households, renters are more likely to experience overcrowded conditions than owners (6 percent versus 1.3 percent, respectively). Within the City, overcrowded households are concentrated in the Westside community (**Figure C-33**). In these tracts, overcrowded households exceed the statewide average of 8.2 percent.



Figure C-34: Overcrowded Households- City of Ventura

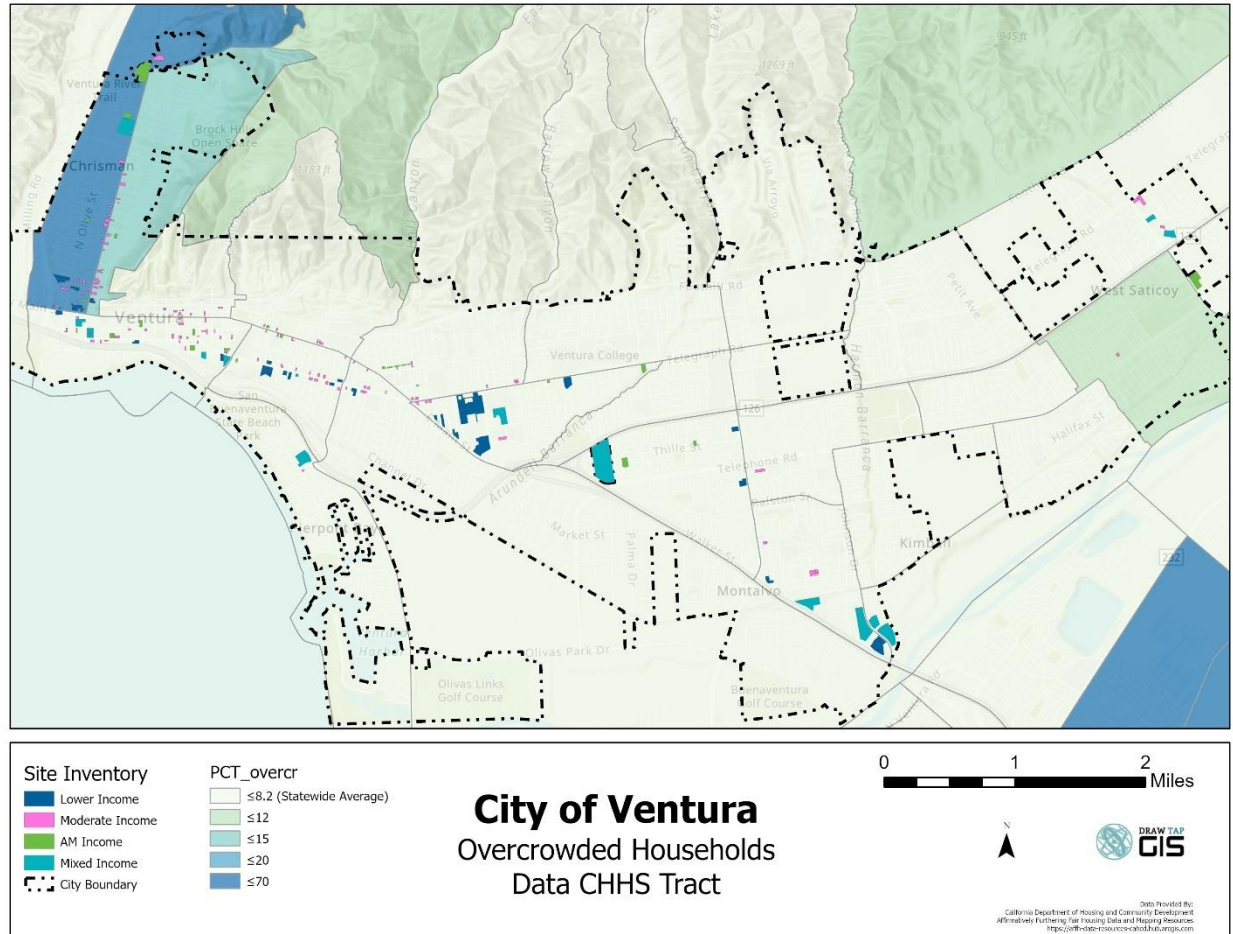


Table C-20: Overcrowded Households- City of Ventura

	Overcrowded (>1 persons per room)	Severely Overcrowded (>1.5 persons per room)
Owner-Occupied	1.3%	0.3%
Renter Occupied	6.0%	2.4%
All HH	3.5%	1.3%

Source: American Community Survey, 2015-2018.

#### Distribution of RHNA Units by Overcrowded Households

The majority of census tracts in the City have less than 8.2 households living in overcrowded conditions. Some RHNA sites are located in the Westside, which has the highest concentration of overcrowding in the City. However, RHNA sites are also located in the Downtown, Midtown, College, and Montalvo areas of the City, which have the lowest concentration of overcrowded households. As shown in Table C- 21, about 84 percent of all RHNA units are located in census tracts with the lowest concentration of overcrowded households. A similar percentage of the lower income RHNA units (84 percent) is located in tracts with a low concentration of overcrowded households. The high percentage (11 to 18 percent) of

RHNA units of all income levels in tracts with a high relative concentration of overcrowded households is due to the siting of these units in the Westside and Downtown tracts of the City.

Table C- 21: RHNA Unit Distribution by Overcrowded Households				
	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
≤ 8.2 (Statewide Average)	84.4%	68.2%	89.3%	83.7%
8.2- 12%	0.0%	0.8%	0.0%	0.1%
12.01-15%	1.7%	12.8%	0.1%	2.9%
15.01- 20%	0.0%	0.0%	0.0%	0.0%
>20%	14.0%	18.2%	10.6%	13.2%
<b>Total Units</b>	<b>2,487</b>	<b>1,073</b>	<b>2,728</b>	<b>6,288</b>

### Substandard Conditions

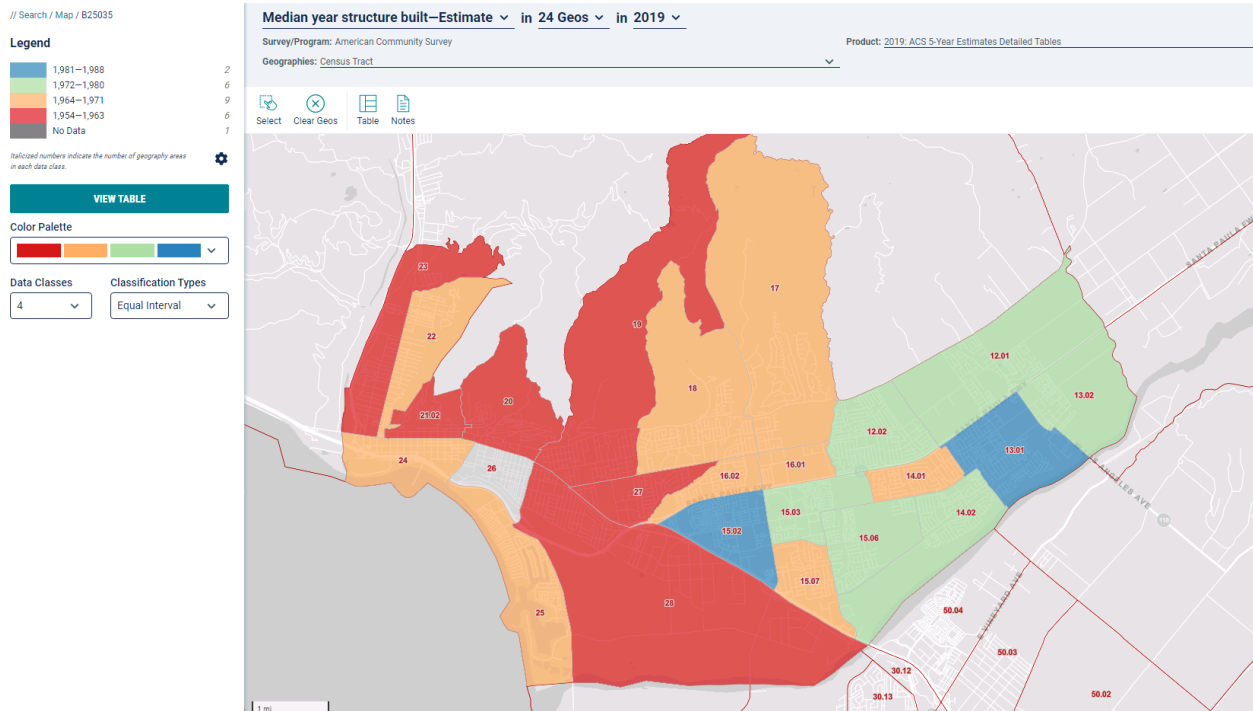
#### Regional Trends

Housing that is 30 years or older is assumed to require some rehabilitation. Such features as electrical capacity, kitchen features, and roofs, usually need updating if no prior replacement work has occurred. According to the 2020 Ventura County AI, nearly 60 percent of Ventura County's housing stock was built before 1980 and only 12 percent of housing was built in the last 20 years. The Cities of Ojai, Port Hueneme, Santa Paula, and the City of San Buenaventura have the oldest housing stock in the county.

#### Local Trends

While the City of Ventura has one of the oldest housing stocks in the County (over 82 percent is over 30 years old and 50 percent is over 50 years old), of the 36,412 units over 30 years old, an estimated 10 percent are substandard (do not meet City codes) and less than one percent require demolition. **Figure C-35** shows the median year housing units were built within the City of Ventura. Older housing is found in the Westside, Downtown, Midtown, and College areas of the City. Newer housing is in the eastern census tracts.

**Figure C-35: Median Year Structure Built – City of Ventura**



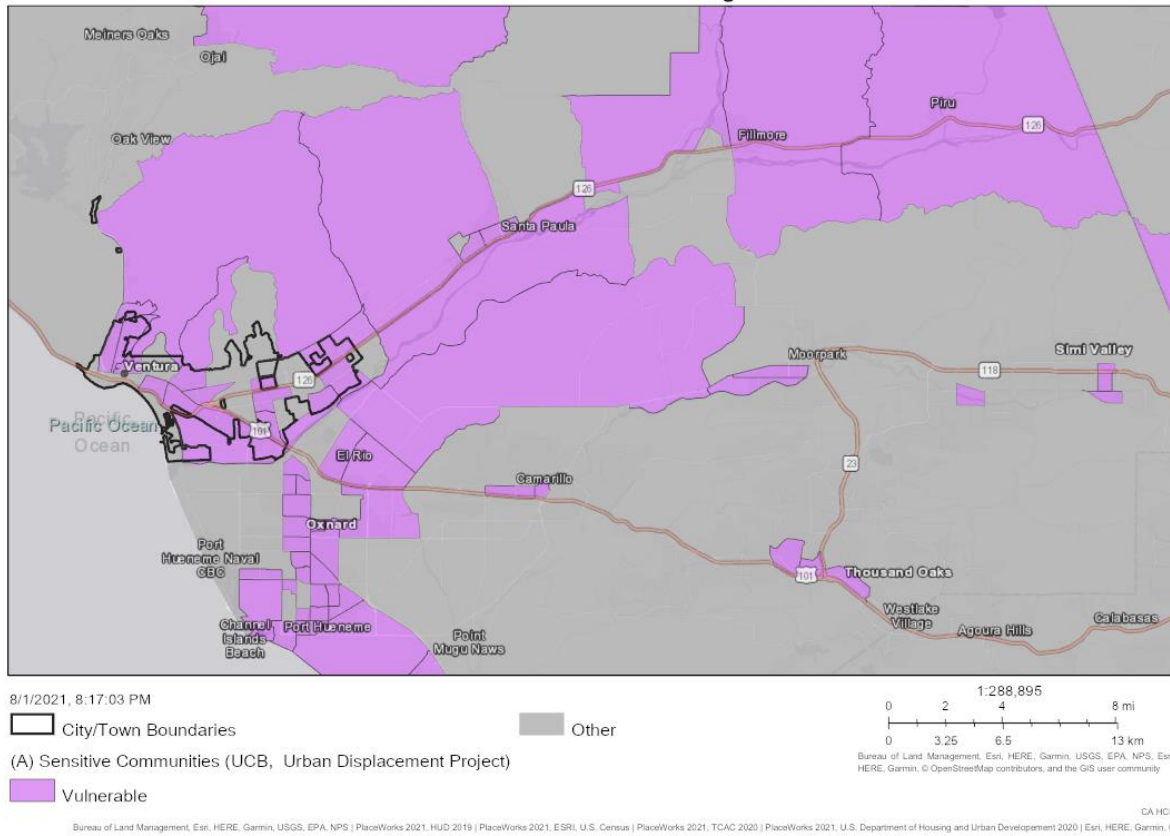
### Displacement Risk

#### Regional Trends

UC Berkley's Urban Displacement project defines residential displacement as "the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As part of this project, the research has identified populations vulnerable to displacement (named "sensitive communities") in the event of increased redevelopment and drastic shifts in housing cost. They defined vulnerability based on the share of low income residents per tract and other criteria including: share of renters is above 40 percent, share of people of color is more than 50 percent, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities were identified through the city of Ventura, Oxnard, and most of the tracts in the Santa Clara Valley from Santa Paula to Piru (Figure C-36).



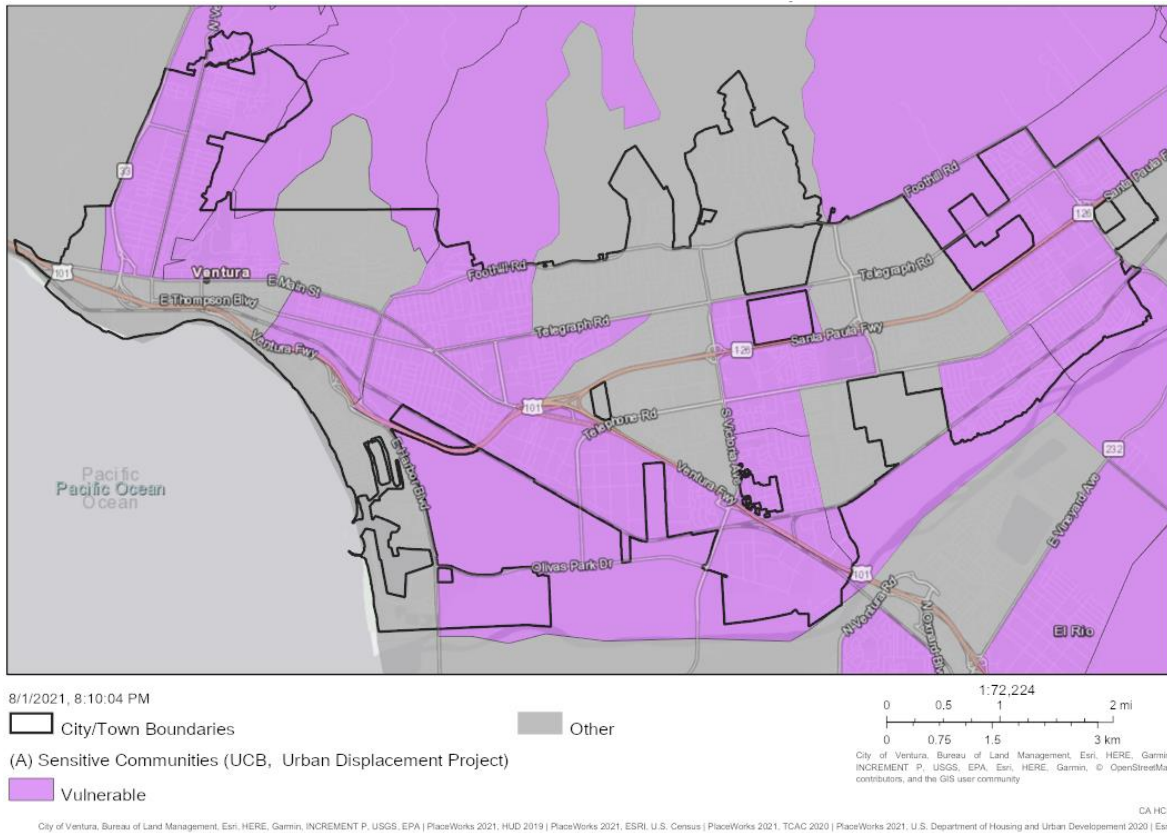
Figure C-36: Sensitive Communities- Region



### Local Trends

Many census tracts within the City of Ventura were identified as vulnerable communities (**Figure C-37**). Vulnerable communities are located in the Westside community as well as most of the Midtown census tracts and the West Saticoy regions. In the southern parts of the City, most census tracts south of Ventura Freeway 101 were also identified as vulnerable communities.

Figure C-37: Sensitive Communities- City of Ventura



## 6. Other Relevant Factors

### *Lending Practices*

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent lending/credit crisis. In the past, credit market distortions and other activities such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants examines detailed 2018 HMDA data for the City of Ventura and the County.

**Table C-22: Loan Applications and Approvals by Race (2018)**

	City of Ventura			Ventura County		
	% Applicant Pool	% Population	% Approved	% Applicant Pool	% Population	% Approved
White	67.9%	55.1%	60.3%	64.8%	45.8%	59.4%
Black	0.5%	2.7%	50.0%	1.2%	2.7%	54.8%
Hispanic	13.4%	36.4%	51.9%	17.6%	42.4%	51.2%
Asian	3.4%	5.7%	59.4%	6.1%	9.2%	57.0%
All	4,729		54.8%	34,408		53.8%

Sources: Ventura County Analysis of Impediments to Fair Housing Choice, 2020; American Community Survey, 2014-2018.

### Regional Trends

The 2020 Ventura County Analysis of Impediments to Fair Housing Choice examined lending practices across Ventura County and the City of Ventura in 2018. In the County, non-Hispanic White applicants were overrepresented in the applicant pool while Hispanics were underrepresented. Hispanics make up 42 percent of the County's population in 2018 but only 18 percent of the applicants. Approval rates were similar across all races, ranging from 51 to 59 percent, but slightly higher for non-Hispanic whites. The 2020 Ventura County AI also found that as the share of minority residents within a community increased, the approval rate for loan applications decreased and the denial rate increased.

### Local Trends

Lending trends in the City of Ventura were similar to those in the County. Non-Hispanic White residents were over-represented in the applicant pool while the Hispanic residents are underrepresented. Approval rates in the City ranged from 50 to 60 and were also highest for non-Hispanic Whites. In 2018, as minority population per tract increased, the approval rates decreased from 63 percent in tracts where minority population was less than 20 percent to 53 percent in tracts with a minority population between 60 and 80 percent.

### SB 535 Disadvantaged Communities

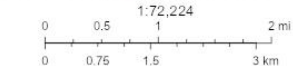
Disadvantaged communities in California are specifically targeted for investment of proceeds from the State's cap-and-trade program. Known as California Climate Investments (CCI), these funds are aimed at improving public health, quality of life and economic opportunity in California's most burdened communities at the same time they're reducing pollution that causes climate change. The HCD AFFH tool has identified the westernmost census tract of the Westside NRSA as a "disadvantaged community" (Figure C-38).

**Figure C-38: SB 535 Disadvantaged Communities- City of Ventura**



8/4/2021, 3:45:42 PM

- City/Town Boundaries
- (A) SB 535 Disadvantaged Communities



City of Ventura, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

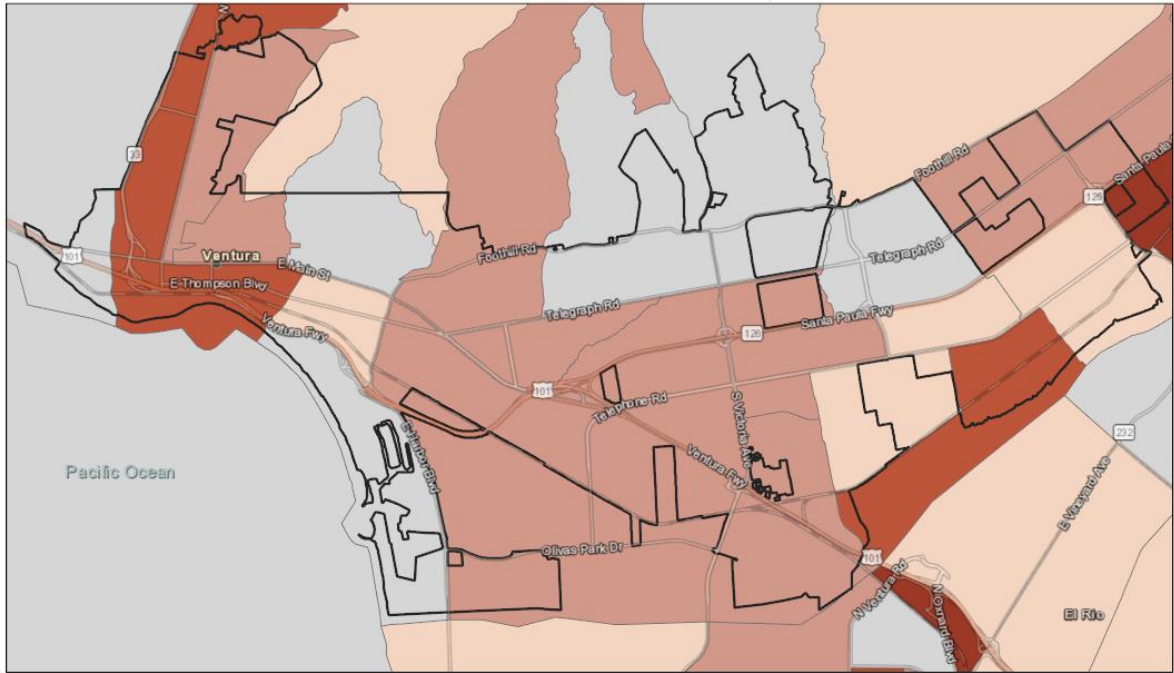
CA HCD

City of Ventura, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

### *Housing Choice Vouchers*

Trends related to housing choice vouchers (HCV) can show patterns of concentration and integration. As of December 2020, 1,550 Ventura households received Section 8 assistance from the Housing Authority. The map in **Figure C-39** shows that HCV use is concentrated in the westside and southern downtown census tracts of the City. In these tracts, between 15 and 30 percent of the renter households are HCV users. This may be because these areas have the lowest “affordability index” or median gross rents (**Figure C-40**). Despite low rents, over 40 percent of renter households in these areas are considered cost-burdened (**Figure C-32**).

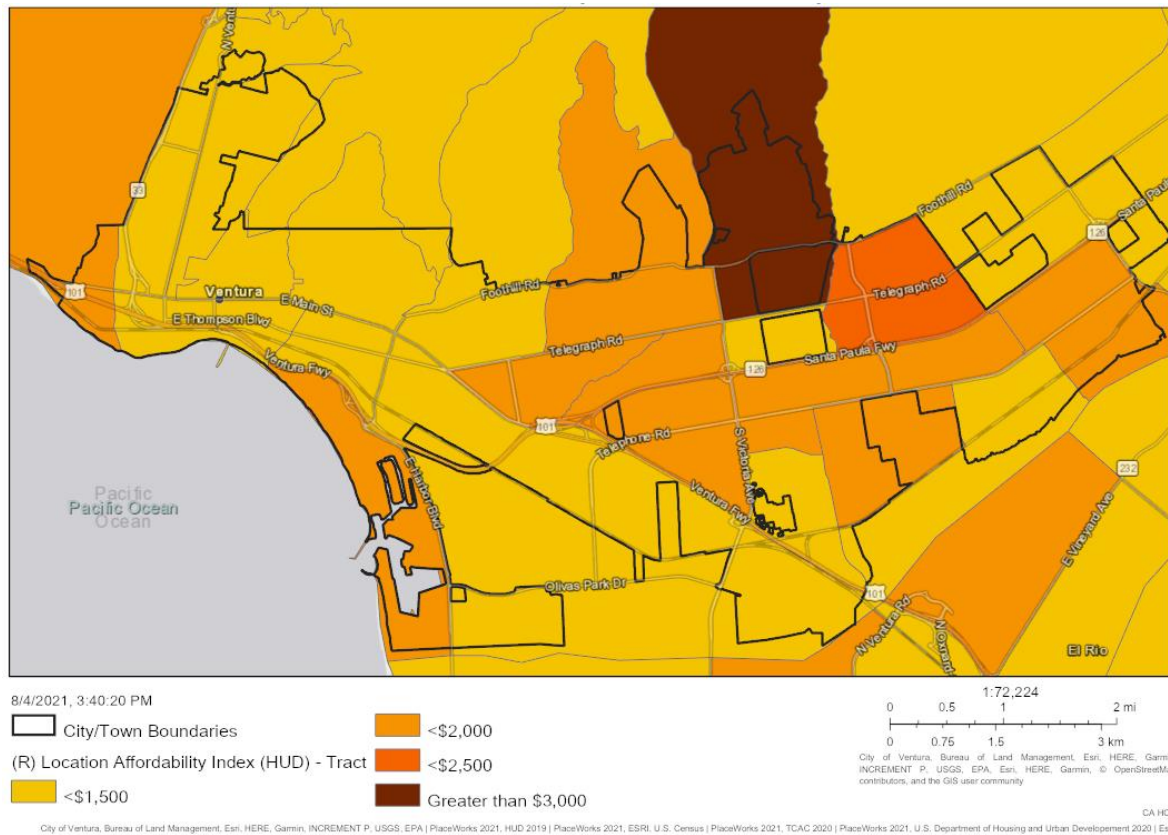
Figure C-39: HCV Concentration- City of Ventura



CA HCD  
City of Ventura, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



Figure C-4o: Median Gross Rent/ Affordability Index- City of Ventura



## 7. Local Knowledge

### Westside Ventura

#### Overview

The Westside is a dense mixed-use community on the northwest end of the city, bounded by Main Street to the south, Grant Park to the east, Ottawa Street to the north, and State Route (SR) 33 to the west. Covering 1,300 acres, it houses 14,056 residents and is the third-densest subarea in the city (10.8 persons per acre [ppa]). The Westside also contains a high concentration of lower income residents, with median income (\$53,008) is only 67 percent of the citywide figure (\$78,882). In addition, nearly three-quarters of the population (73.0 percent) identify as Hispanic/Latino.

#### Existing Land Use

The Westside is a predominately residential community, with housing occupying almost 40 percent of all land; however, just 22.3 percent of all housing is considered “middle-density”, such as garden apartments and bungalow courts, with the remainder coming in the form of single-family homes. Agriculture and open space comprise nearly another one-third (32.7 percent) of land in the community, although most of these spaces are not available for public recreation. The Westside is also home to various industrial and manufacturing operations, which comprise 13.4 percent of land and are mostly located east of Ventura Avenue. A smaller number of institutional (7.2 percent) and commercial (3.6 percent) uses are also dispersed throughout, mainly along or near the Ventura Avenue corridor.

The Westside does not contain any notable retail or civic nodes, except for a shopping center at the south end of Ventura Boulevard at the edge of the Westside and Downtown neighborhoods. Major public uses include three public schools – De Anza DATA Middle, Sheridan Way Elementary, and EP Foster

Elementary – and three parks: Harry A. Lyon Park, Kellogg Park, and West Park, which also contains a community center. Apart from the Ventura Unified School District (VUSD), which is headquartered in the Westside, most economic activity is focused on retail and production, distribution, and repair (PDR) uses. The infographic below, as well as Figures 1 and 2, summarize these high-level takeaways.

### Neighborhood Features and Challenges

The Westside Subarea report created in support of the General Plan update process highlighted the following as features and challenges to the Westside Area:

- **Central Role of Ventura Avenue.** Ventura Avenue is the spine of the Westside, serving as a major north-south corridor that runs the length of the community and facilitates travel both into Downtown (southward) and out of the city (northward). It also supports a variety of uses ranging from retail, light industrial and automotive, low-density residential, and other commercial operations. However, land use transitions are often abrupt, pedestrian and bike infrastructure are poor, and the corridor generally lacks a distinctive retail or civic node that could otherwise activate the public realm.
- **Network of Low-to-Mid Density Neighborhoods.** Ventura Avenue is flanked on both sides by small residential neighborhoods, most of which are organized on a predictable street grid with relatively long blocks. Single-family homes are the predominate housing type, though denser structures like duplexes and bungalow courts can also be found throughout. On average, lot sizes are typically smaller than in other parts of Ventura, which also contributes to the Westside's relatively high population density (10.8 ppa). Housing structures are mostly single-story, setback from the street with landscaped front yards, and sit on low-traffic residential streets with a limited tree canopy.
- **Residual Industrial Character.** The Westside still retains a strong industrial character that dates back to the early days of oil extraction. Much of the area's employment base is in the production, distribution, and repair (PDR) sector, with sites mainly located on the east end (particularly between Vince Street and Stanley Avenue). Many of these uses are sited on large parcels that are significantly underutilized. Given of the relative decline of both oil and gas and PDR sectors, these areas could present potential redevelopment sites support some combination of housing and employment-generating uses
- **High Fire Risk.** Due to its proximity to the Los Padres foothills, the Westside faces the second greatest fire risk of any subarea in the city. More than a third (34.9 percent) of the population live in areas deemed "very high fire risk." Figure 6 shows fire risk in the Westside subarea.
- **Redevelopment and Revitalization:** The Westside could become a key growth area in the city, as it hosts several PDR sites that are both underutilized and engaged in sectors with limited growth potential (see "Market Study" for more). These sites could represent a potential "area of change" primed for revitalization; however, given the Westside's demographic profile, the City should be mindful of potential gentrification that could arise from such a scenario. More details on the disproportionate needs of the Westside community are discussed below.

### Westside Ventura- Neighborhood Revitalization Strategy Area (NRSA)

The Westside Ventura Neighborhood is one of the City's oldest and most socioeconomically diverse communities. Historically, the oil industry anchored the community; however, in the 1980s the industrial sector declined. This economic structure change greatly affected the local economy; the impact was most directly felt in the Westside through increased unemployment and property disinvestments. Some of the disparities identified in the 2020 NRSA Recertification documentation include:

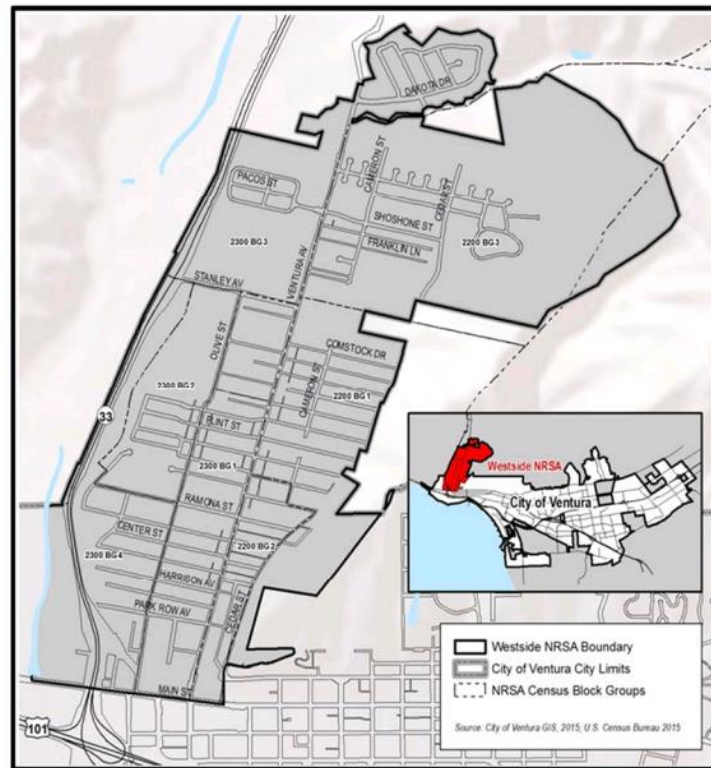


- A disproportionate number of low- and moderate-income (LMI) residents live in the Westside NRSA. While NRSA residents make up 12.7 percent of the City's population, they represent 21.6 percent of low- and moderate-income residents. All block groups in the NRSA are classified as LMI.
- More NRSA residents are housing renters (59.6 percent) as compared to the city as a whole (46.2 percent). NRSA households are also roughly three times more likely to experience overcrowding than City of San Buenaventura residents and more than half (55 percent) pay over a third of their income for housing.
- The NRSA's housing stock is older, with about 70 percent of all housing units (73.9 percent) built before 1980 and twenty percent built in 1939 or earlier.
- 72 percent of NRSA residents are Hispanic or Latino, more than twice the proportion of the City of San Buenaventura's population (35.4 percent). About half of NRSA residents speak Spanish at home and 15 percent of residents indicate that they speak English "less than very well."
- Families with children make up a many of the households in the NRSA. Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing, as well as accessible day care, health care, and other supportive services.
- Households in the NRSA also tend to be large (five or more members), roughly twice the proportion of large households in the city. These households tend to face limited housing options compared to smaller households, as the availability of adequately sized, affordable housing units is often limited.
- Educational attainment for adults in the NRSA is lower than for residents citywide. More than three times the proportion of NRSA residents have less than high school diploma compared with city residents.

**Figure C-41** shows the geographical boundaries of the Westside NSRA. As a HUD-approved NSRA, HUD allows greater flexibility with regulatory requirements when utilizing CDBG funds within this specific community. A plan has established with five-year goals to improve parts of the neighborhood of greatest concerns identified by residents and community partners. The goals include:

- Improve Outdated Infrastructure to Improve Safety and Traffic Concerns of the Westside
- Improve Westside Public Facilities for Special Populations
- Microenterprise Loans and Technical Assistance to Westside Businesses
- Vocational Training and Development for Westside Residents
- Site Developments for Economic Developments
- Owner-Occupied Home Rehabilitation Services
- Homeownership Preparation and Resources
- Increase the Number of Affordable Housing Units on the Westside
- Support Services for Seniors
- Support Services for Special Populations
- Immediate Resources for the Homeless on the Westside
- Permanent Resources for the Homeless on the Westside

Figure C-41: Westside Neighborhood Revitalization Strategy Area (NRSA)



### Westside Historical Context

Ventura's Westside community exhibits some of the City's oldest, most diverse, and historically significant properties due to manner in which the area developed. The area first developed as a route to Ojai and Santa Barbara to the north, and was the home to a few of the City's early pioneering families who established small independent farms along the route. After the turn of the twentieth century oil was discovered along present day Ventura Avenue; and into the 1920s, Ventura's Westside community saw a significant change in character from a spattering of small independent agricultural farms to an industrial area supporting oil-related industries and modest worker's housing.

According to the 2011 Westside Historic Context & Survey Report , most significant growth in the Westside occurred during the historical era called the "Second Land Boom" (1887-1905). At this time, the Westside area started to show scattered development along Ventura Avenue; however, the area included a mix of land uses including scattered residential lots, vacant lots, and some cultivated fields. The northern section had no houses on the land north of Gosnell Bend, as this area was used for growing potatoes.

The City dramatically expanded its territorial boundaries in the first years of the twentieth century, during the City Expansion and Civic Improvement Era (1906-1920). Residential development occurred primarily in the area directly east of Downtown (the southern parts of the Westside community) where large numbers of single-family homes were built on previously undeveloped lots. Blocks of single story residences were interspersed among the larger residences of the Victorian era. The resulting mix of single-family homes from the late 19th and early 20th centuries characterizes much of this area today.

In 1921, a major oil strike by Shell Oil ushered in a new era of growth and prosperity for Ventura County. Within the Westside/Ventura Avenue area, more oil prospecting resulted in the discovery of deeper and

larger pools of oil and gas. This expansion in the oil industry within the Westside area in the 1920s resulted in a rapid residential and commercial boom within this neighborhood. Land owners began to subdivide their land to make room for the needed worker's housing that was located near the oil fields. There were also a few small bungalow courts and multi-family properties constructed as well. Many of these modest worker's cottages were built on small lots that were carved out of the larger farming lands around the original family farmhouse.

To accommodate the growing oil industry in the Westside area, many new people moved to Ventura. However, there was not sufficient working-class housing available in Ventura near the oil fields to support the influx of workers at the time. In response, several new residential housing and commercial/retail businesses were developed in the area to support the number of oil field workers. The city's residential stock expanded both within and beyond the 1879 boundaries. Multi-family apartment buildings dotted the downtown residential areas, filling in previously single-family neighborhoods. The Ventura Avenue area, previously rural and home to working families and farm owners, filled with additional worker housing to support adjacent industrial development.

By the 1930s, the Westside/Ventura Avenue area population had doubled to over 10,000 and the neighborhood became home to industries that supported oil production. However, the stock market crash of October 1929 and the subsequent Great Depression essentially halted construction in Ventura County. New development would increase slightly in the latter half of the 1930s as economic conditions stabilized. The bombing of Pearl Harbor by the Japanese in December 1941 brought the United States into the Second World War. Military bases were established at Port Hueneme in 1942, and later at Point Mugu, bringing more than 21,000 military personnel and 10,000 civilian workers to the region and reviving the economy. This influx of residents created a severe wartime housing shortage in Ventura County.

In 1945, the first proposal was made for a statewide freeway network that included a north-south thoroughfare along the coast, closely paralleling the existing State Highway 101 which ran along Thompson Boulevard through Ventura. One community that was adversely affected by the building of the freeway was Tortilla Flats, one of the oldest and poorest neighborhoods located near the southwest edge of the downtown community. This multi-ethnic community, home to working-class people of Native American, Spanish, Mexican, African American, Japanese, Chinese, Basque, Philipino, and Italian descent, was almost entirely razed to clear land for the Freeway. According to the VC Star, "some residents went to housing projects on Ventura Avenue, others to midtown and east Ventura. The African American community relocated to Ocean Avenue but, facing prejudice there, moved to Oxnard". The construction of the Ojai Freeway (State Route 33) in the early 1960s helped accelerate the development of the northern section of the Westside/Ventura Avenue communities. A few new housing development were constructed during this period, including affordable housing along West Vince, West Flint, West Warner and West Barnett Streets, west of Olive Street.

By the late 1970s through the 1980s, both a decline in the oil production rates of the Ventura Avenue oil fields and a general decline in the oil production industry resulted in a substantial drop in oilfield related activity in the Westside. As a result, there was a significant decline in oilfield related employment and investment in the area. Presently, the Northern Section consists of a mix of land use somewhat dominated by industrial uses, or at least the perception of industrial uses. Large parcels of industrial space (industrial yards) comprise a good portion of this area. These "yard" properties have limited improvements on them and are used primarily for storage related operations and are generally associated with the oil industry. However, a review of the City of Ventura Zoning Map shows that roughly 60% of the northern Westside section is zoned for residential with the remaining being zoned for commercial, industrial or other mixed uses. The central Westside area is dominated by residential

neighborhoods, with pockets of dense industrial uses. The Ventura Avenue corridor is predominately occupied by commercial businesses, with another commercial strip found along Olive Street. With the exception of a small amount of in-fill and reuse, very little has changed in the Central Section since the early 1980s.

#### *Capital Improvement Plans*

The City's 2020-2026 Capital Improvement Plan (CIP) reflects and identifies the most critical infrastructure priorities over six year that include the Housing Element's planning period. Table C- 23 shows the Plan's Work Plan projects- capital projects that are planned for partial or full funding and will be worked on between 2020 and 2026- located in TCAC low resource areas or areas with high segregation or poverty. The CIP currently only has five projects located in the Westside community of which only one has the highest priority (1). Overall, 31 of the 92 Work Plan projects are in low resource areas or areas with high segregation and poverty and only five have the highest priority. While the CIP Plan is not a funding document, it identifies the City's capital and infrastructure needs into the future, and only identifies funding where funding is available. However, the Plan's priority system determines their consideration during the budget process when funding is available. The City will factor TCAC resource categories into CIP prioritization in the future (see the AFFH Action Plan in Table C- 24).

#### *Project Homekey*

Project Homekey is a statewide effort to sustain and rapidly expand housing for persons experiencing homelessness or at risk of homelessness. Administered by the California Department of Housing and Community Development (HCD), grant funding is made available to local public entities, including cities, counties, or other local public entities to develop a broad range of housing types and to convert commercial properties and other existing buildings to Permanent or Interim Housing for the Target Population. On September 2020, Ventura Housing Authority received \$1.2 million in state funding through Project Homekey for the rehabilitation of the El Portal apartments in Ventura's Westside community. The project will create 28 affordable units and the housing authority will set aside 12 of those units as permanent supportive housing units for formerly homeless individuals. While the City has been contacted by multiple developers interested in participating in Project Homekey, the City has limited options for motel/hotel conversion since many of them are within the City's protected coastal zone.

**Table C- 23: 2020-2026 Capital Improvement Plan Work Plan Projects**

Priority	Project Title	Community	TCAC
1	Main Street Bridge Replacement	Westside	Low
1	Paseo de Playa and Pier Parking Light Improvements	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
1	City Hall East Boiler Replacement	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
1	Enterprise Resource Planning System (ERP)	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
1	Upgrade City-Wide Radio System	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
2	2023 Westside Sidewalk Repair/ADA Improvements	Westside	Low
2	2026 Westside Sidewalk Repair/ADA Improvements	Westside	Low
2	Treatment - Avenue Plant Membrane Module Replacement	Westside	Low
2	City Hall Terra Cotta Maintenance	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
2	2022-2026 Promenade Repair Improvements	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
2	US 101 - Oak Street Off-ramp	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
2	2027 Downtown & Wellness Sidewalk Repair/ADA Improvements	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
2	Pier Corrosion Repairs	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
2	Maintenance Yard Building Infrastructure Repair	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
2	One Stop Shop Permit Counter	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
2	Summit Drive Drainage System Replacement	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
2	Loma Vista Stormdrain Repair - Tulane to Barlow Barranca	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
2	311 Customer Relationship Management System	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
2	Business License Application	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
2	IT Infrastructure Replacement	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
3	Stanley Ave./HWY 33 Interchange & Corridor Improvements	Westside	Low
3	Mission Park - Main Street Frontage Improvements	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
3	2024 Downtown & Wellness Sidewalk Repair/ADA Impvmts.	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate

3	Pier Electrical and Lighting Infrastructure Replacement	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
3	City Hall Third Floor Buildout	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
3	Surfers Point - Phase II	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
3	City Laptops	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
3	Cashiering Application	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
3	Capital Improvement Program Management Application	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
3	Learning Management System	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate
4	Public Art - Beachfront Promenade	Downtown	Mix of High Segregation and Poverty (Lowest) and Moderate

### Thomas Fire

According to the 2020 Ventura County AI, since the 2017 Thomas Fire, which destroyed a portion of the City's housing stock, some multi-family housing development has occurred but not enough to decrease housing prices in the City. The Thomas Fire is thought to have caused increased rental prices in the City as well.

### Local Knowledge

The AFFH should also provide local data not captured in regional, state, or federal data analysis and should incorporate community feedback and expertise from the various organizations working on fair housing issues.

### Stakeholder Interviews

Between June and July 2020, the Consultant Team for the Ventura General Plan Update (GPU) conducted 23 stakeholder interviews with community organizations, local employers, public sector agencies, and other interest groups in Ventura to share information about the project and gather feedback on existing conditions. Stakeholders were specifically asked to share their perspectives on Ventura's unique attributes, important issues facing the community, and a desired vision for the future. The issues expressed by stakeholders, especially those related to the Westside community and Downtown are outlined below.

### Land Use and Development

- A lack of affordable housing creates gentrification risks, prevents the younger generation from settling in Ventura, and facilitates commuting for students and workers
- High costs of living are also causing some low-income families to overcrowd in single-family homes, while others opt to move out of the city altogether.
- The number of homeless individuals has grown in recent years. Large segments of the population have expressed concern with this trend and want to see City action to ameliorate it
- Short-term vacation rentals (STVRs) are an issue. They reduce the supply of housing available to residents and are overly-concentrated in the Pierpont area (~80%), which leads to excessive commercialization

## Economic Development

- Retail is becoming increasingly unviable across the city, including the underperforming Pacific View Mall in Midtown. This may create fiscal issues given the City's heavy reliance on sales tax revenue
- Given a stagnant regional economy and lack of investment, certain industrial areas – such as those on the Westside – are at risk of being sold and redeveloped. There is a desire for these areas to be retained, since many industrial employees live in the Westside and need jobs related to their skillset

## Community Engagement

- There is a lack of resources and social outlets for marginalized communities, such as the transgender population

## Quality of Life

- Ventura's elderly population struggle with a high cost of living and poor transportation options to access needed amenities

## Public Comments

The concerns related to Fair Housing voiced by residents during the outreach process related mostly to limited access to housing for young professionals and families and increased rents. Residents asked the City to consider rent control as well as eliminating single-family zoning to expand housing opportunities. Concerns about displacement as the City plans its growth were also brought up- "It is imperative to make Ventura a more affordable and inclusive place – we can't continue to displace people." At the Joint Planning Commission and City Council meeting to review the draft Housing Element, many residents commented on the need to keep Ventura residents from being displaced. The Commission and Council heard testimony of young and older residents unable to keep up with increasing rent prices and limited housing options and in danger of being displaced. Residents also commented that waitlists for affordable units in the city are long and that inclusionary housing should prioritize Ventura residents.

Residents also asked the City to consider the nexus of housing and transit as transit-oriented development is especially important for lower-income households. The City has focused growth along corridors, which have greater access to transit. Residents also commented on the need for affordable housing in high resource areas to address fair housing issues, as these are areas rich in educational and economic opportunities. Related to access to opportunities, the digital divide is a major issue, which has been exacerbated during the pandemic. Under present circumstances, students need access to broadband in order to participate in class and complete their work – in some instances, students have driven to school and sat in parking lots just to participate virtually in class.

Sub-area comments, especially related to the Westside, which has a concentration of minorities, lower income households, disproportionate needs and limited access to opportunities said that:

- The Westside feels at risk of gentrification.
- The community feels that they are being overburdened with new multifamily housing projects. New multifamily is disproportionately being built in the Westside.
- Rents are currently high, which is problematic given the community's lower-income character.
- The Westside still grapples with environmental pollution and contaminated homes. An estimated 20 percent of homes may be infected with toxic mold. (Note that no source was given for this statement.)



- There is limited north-south circulation, as the community is essentially limited to Ventura Avenue. Expanded transit along Olive Avenue could help.
- Economic development strategies need to be inclusive and compatible with existing community character (e.g., leverage existing industrial base).
- The community needs more recreational options, such as a public pool.
- A pedestrian bridge over Highway 33 could improve access to the Ventura River. •
- A trolley (or electric bus) along Ventura Avenue could help reduce greenhouse gas emissions and enhance mobility.
- Noise from the police gun range is a nuisance for the community
- The Westside is over-impacted by parking and traffic. New development needs to be accompanied by sufficient parking to minimize congestion.

## C. Site Inventory

AB 686 requires a jurisdiction's site inventory "...shall be used to identify sites throughout the community, consistent with..." its duty to affirmatively further fair housing. The number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to all components of the assessment of fair housing was integrated throughout the discussion in the fair housing assessment section.

Overall, the majority of RHNA sites are located in the Westside, Downtown, and Midtown communities of the City along the North Ventura Avenue, East Main Street, and East Thompson Boulevard corridors. These communities were also identified as having patterns of segregation (a concentration of minorities, especially Hispanics, persons with disabilities, LMI households, housing choice voucher use), lower access to opportunities, and disproportionate housing needs. However, while most RHNA units were cited in these areas, most lower income RHNA units (54 percent) are located in the Mall and Johnson Corridor Sites, both of which are located in moderate and high resource areas. Both the mall and the Johnson sites are also generally located in areas that do not have patterns of segregation and disproportionate needs. It is expected that more housing opportunities for lower income residents in areas with higher opportunities will arise by allowing higher density developments in these sites. The City also hopes to ameliorate the concentration of HCV use in the Downtown and Westside by increasing its outreach efforts to educate tenants and landlords on the State's new Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing.

Mixed-income RHNA units are located in the Westside NRSA, potentially diversifying the socioeconomic profile in the area. In addition, the Westside NRSA Plank, which is in place, includes a variety of strategies to encourage community revitalization, affordable housing development, economic development, and preservation and rehabilitation of existing housing. Without the infusion of private investments in this neighborhood, this area would continue its path of deterioration. The City plans to leverage the goals and objectives of the NRSA to fund projects in this area during the housing element planning period.

To mitigate the impact of economic displacement, the City will be updating its Inclusionary Housing Ordinance to include rental developments, which is expected to add more affordable housing opportunities in the area. Also the City will explore additional tenant protection strategies (such as just cause for eviction, rent stabilization, first right of return).

## D. Summary of Fair Housing Issues and Contributing Factors

## 1. Fair Housing Enforcement and Outreach

### Issue #1: Insufficient fair housing testing and limited outreach capacity

The City currently does not include Fair Housing Testing in its scope for the Housing Rights Center that administers the City's Fair Housing Program. Thus, there are no records of testing in the City of Ventura in either the 2020 Ventura County AI or fair housing provider reports to the City. In addition, fair housing education is not done in the City specifically, nor is it targeted to the Westside NSRA, where lower income, renter, and linguistically isolated population are found. The 2020 AI found that a lack of consistently presented and easily accessed fair housing information available online was an impediment to fair housing. As of 2021, meetings are held online in English and Spanish, but the City needs a targeted approach to outreach and education.

#### Contributing Factors

- Lack of fair housing testing <sup>1</sup>
- Lack of monitoring<sup>1</sup>
- Lack of targeted outreach<sup>1</sup>
- Lack of outreach meeting locations within the City, especially in the Westside NRSA and downtown, midtown communities <sup>1</sup>

#### Evaluation and Prioritization

The analysis found that while there are fair housing services available to residents, one of the biggest factors that limit its fair housing goals is lack of access to information, which leads to a lack of awareness. A lack of knowledge of fair housing rights for tenants and responsibilities from landlords may contribute to the cases of private discrimination. Given the limited funds available to the City, the City will focus on expanding awareness of the fair housing law specifically targeting the NSRA community. Since fair housing services are provided by HRC, the City will work with them to provide targeted outreach as well as to expand their scope of work to include systematic testing and reporting.

## 2. Integration and Segregation

### Issue #2: Segregated living patterns with a concentration of minorities and special needs groups in the Westside, southern Downtown, and southern Midtown areas.

The Westside NRSA was identified as having a concentrated minority population, single female-headed households with children, low and moderate-income households, as well as a linguistically isolated population. In addition to the Westside NRSA, the tracts south of Ventura 101 Freeway in the Downtown and Midtown communities also showed patterns of segregation, with concentrated population with disabilities (in the downtown), single female-headed households with children, and low- and moderate-income households. Both the Westside NRSA and southern Downtown tracts also have a concentration of HCV users.

#### Contributing Factors

- Location and type of affordable housing- HCV use concentrated <sup>2</sup>
- Unemployment and disinvestment after oil industry left <sup>2</sup>
- Lack of private investment<sup>1</sup>
- Lack of public investments in specific neighborhoods, including services or amenities<sup>1</sup>

### *Evaluation and Prioritization*

Patterns of concentration and segregation need to be addressed with place-based strategies to improve the conditions of existing residents. The contributing factors have the highest impact on the conditions on areas of need are the lack of private and public investment. Through the Westside Ventura NRSA plan, the City targets public funds for the improvement of areas with a concentration of poverty and segregation. To attract private investment and the amenities associated with development, the City is removing constraints to development in response to market demands.

## **3. Access to Opportunities**

**Issue #3: Lower access to opportunities in the Westside and communities south of the Ventura 101 Freeway.**

TCAC composite scores identified the southern downtown tract as an area of high segregation and poverty. The Westside NRSA and tracts south of the Ventura 101 freeway were also classified as low resource. Despite being close to jobs, the Westside and south Downtown areas have low economic outcomes. The westernmost census tract of the Westside NRSA was also identified as an SB 535 “disadvantaged community.”

### Contributing Factors

- Location of higher quality schools in eastside areas <sup>2</sup>
- Lack of access to local jobs<sup>2</sup>
- Location near environmental pollutants (freeways) <sup>2</sup>
- Lack of private investment<sup>1</sup>
- Lack of public investments in specific neighborhoods, including services or amenities<sup>1</sup>

### *Evaluation and Prioritization*

As explained above with the issues of segregation and concentration of poverty, the City is working to improve the low resource conditions by investing public funds in NRSA. Alternatively, the City is hoping to promote access to higher resource areas to resident by locating lower income RHNA units and mixed-income developments in areas with high resources.

## **4. Disproportionate Needs**

**Issue #4: Communities with disproportionate housing needs, like cost burdens and overcrowding, are concentrated in the Westside.**

Following the patterns found for the other issues, Westside residents are likely to experience housing problems. Cost burdened renter and owner households are concentrated in the Westside. Older housing and overcrowded households are also most concentrated the NRSA. The westside community as well as those south of Freeway 101, are also identified as sensitive communities at risk of displacement.

### Contributing Factors

- Age of housing stock <sup>1</sup>
- The availability of affordable units in a range of sizes<sup>1</sup>
- Thomas Fire, which destroyed multi-family housing and caused rent increases <sup>2</sup>

### *Evaluation and Prioritization*

As explained earlier, the areas with the disproportionate needs and concentration of poverty and segregation have some of the oldest housing as well as a history of disinvestment. While this area is also the most affordable in the City, the low incomes of the residents mean that they still incur cost burdens.

The City's strategy to meet these issues is to increase awareness through targeted outreach of the City's Home Rehabilitation program as well as by including rental housing in its Inclusionary Housing Ordinance. With this, the conditions of existing homes can be improved as well as increasing the availability of affordable units to residents. To combat displacement, the City has committed to actions including offering assistance to businesses, "first right of refusal" to tenants, and advertising new affordable units with Affirmative Marketing Plans.

## E. Action Plan

Table C- 24 identifies fair housing issues in Oceanside and suggests meaningful actions to further fair housing in the City.

Table C- 24: Fair Housing Issues, Contributing Factors, Prioritization, and Meaningful Actions		
Fair Housing Issue	Contributing Factor <sup>1</sup>	Meaningful Actions
Issue #1: Insufficient fair housing testing and limited outreach capacity	<ul style="list-style-type: none"> <li>• Lack of testing <sup>1</sup></li> <li>• Lack of monitoring<sup>1</sup></li> <li>• Lack of targeted outreach<sup>1</sup></li> <li>• Lack of outreach meeting locations within the City, especially in the Westside NSRA and downtown, midtown communities<sup>1</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Beginning FY 2022, expand Fair Housing Service provider scope of work to target Westside NSRA and census tracts. The Fair Housing Provider's outreach plan should:               <ul style="list-style-type: none"> <li>○ Plan to hold in-person meetings in various locations in the Westside and southern Downtown and Midtown areas</li> <li>○ Seek sites that are transit-accessible and/or consider options to assist residents without vehicle access with transportation.</li> <li>○ Hold meeting at a variety of times</li> <li>○ Conduct Fair Housing Testing every two years and include results in the appropriate quarterly report. Tailor outreach and education activities to respond to findings of testing.</li> </ul> </li> </ul> <p>In FY 2022-2023 budget, include additional staff to create a Housing team, including a Housing Manager. Housing Team/Manager will help implement a multi-lingual outreach and education</p>

**Table C- 24: Fair Housing Issues, Contributing Factors, Prioritization, and Meaningful Actions**

Fair Housing Issue	Contributing Factor <sup>1</sup>	Meaningful Actions
		<p>program on housing-related matters. Housing Team/Manager will:</p> <ul style="list-style-type: none"> <li>○ Develop interest list for updates on fair housing and affordable housing projects lists by 2022. On an ongoing basis, contact interest list with updates.</li> <li>○ Ensure HRC holds two outreach events annually. Team/Manager will coordinate with Housing Rights Center to expand outreach efforts in the City with special attention to Westside community.</li> <li>○ Ensure that outreach noticing as well as presentation are multi-lingual.</li> <li>○ Annually work with Ventura Housing Authority to conduct landlord outreach to expand the location of participating voucher properties so voucher use would not be concentrated in westside parts of the City</li> </ul> <p>By 2022, expand outreach and education of the State's new Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing. Increased outreach and education to the Westside and southern tracts with disproportionate needs.</p> <p>Ongoing, utilize non-traditional media (i.e. social media, City website) in outreach and</p>

**Table C- 24: Fair Housing Issues, Contributing Factors, Prioritization, and Meaningful Actions**

Fair Housing Issue	Contributing Factor <sup>1</sup>	Meaningful Actions
		<p>education efforts, in addition to print media and notices.</p> <p>Starting 2022, the City will provide annual training on fair housing laws at public meetings with the intention of hosting additional meetings.</p>
Issue #2: Segregated living patterns with a concentration of minorities and special needs groups in the Westside, southern Downtown, and southern Midtown areas.	<ul style="list-style-type: none"> <li>• Location and type of affordable housing- HCV use concentrated<sup>2</sup></li> <li>• Unemployment and disinvestment after oil industry left<sup>2</sup></li> <li>• Lack of private investments <sup>1</sup></li> <li>• Lack of public investments in specific neighborhoods, including services or amenities<sup>1</sup></li> </ul>	<p>As part of the 2021-2029 Housing Element update and comprehensive update to the General Plan update, develop multifamily housing opportunities, targeting over 75 percent of lower income RHNA units in moderate and high resource areas. As part of Program 14 (Adequate Sites) and Program 24 (Affordable Housing Overlay), the City will identify new sites to facilitate affordable housing and add them to the sites inventory.</p> <p>By 2023, Housing Team/Manager to develop an Affirmative Marketing Plan (AMP) that emphasizes marketing to the minority and low income concentration areas. Projects with affordable units (such as density bonus) will be required to implement the AMP.</p> <p>Beginning 2022, as part of Fair Housing Outreach and Education Plan, inform tenants and landlords of the State's new Source of Income Protection (SB 329 and SB 222) as well as of the interested parties list for available affordable housing.</p>

**Table C- 24: Fair Housing Issues, Contributing Factors, Prioritization, and Meaningful Actions**

Fair Housing Issue	Contributing Factor <sup>1</sup>	Meaningful Actions
		Annually, coordinate with Public Works to prioritize areas identified as Disadvantaged Communities (SB 535) for actions and improvements.
Issue #3: Lower access to opportunities in the Westside and communities south of the Ventura 101 Freeway.	<ul style="list-style-type: none"> <li>• Location of higher quality schools in eastside areas <sup>2</sup></li> <li>• Lack of access to local jobs<sup>2</sup></li> <li>• Location near environmental pollutants (freeways)<sup>2</sup></li> <li>• Lack of private investments <sup>1</sup></li> <li>• Lack of public investments in specific neighborhoods, including services or amenities<sup>1</sup></li> </ul>	<p>Through the Westside NSRA Plan, continue to target investment on improving community assets (such as infrastructure, public facilities) as well as improving quality of housing and increasing affordable housing with the goal of one improvement project in low/moderate income areas each year.</p> <p>Starting 2022, CDBG funds and CIP be prioritized in high segregation and poverty and low resources areas (such as the Westside, Downtown, and Saticoy annexation area). CDBG should be focused on homelessness or housing projects.</p> <p>Factor TCAC resource categories into Capital Improvement Plan prioritization for the 2026-2032.</p> <p>Continue to expand economic development opportunities in the Westside NSRA through microenterprise loans and technical assistance, vocational training to westside residents, and partnerships with Ventura Unified School District on Property Uses for Economic Development.</p> <p>Recruit minority residents, and residents with special needs to serve on boards, committees, task forces and other local</p>



**Table C- 24: Fair Housing Issues, Contributing Factors, Prioritization, and Meaningful Actions**

Fair Housing Issue	Contributing Factor <sup>1</sup>	Meaningful Actions
		<p>government decision-making bodies by increasing advertisement of these position, especially in tracts identified as sensitive communities and low opportunity areas.</p> <p>Support funding applications by nonprofit developers for affordable housing in high resource areas.</p> <p>By the end of the 2021-2029 planning period, complete Saticoy low resource area annexations to allow for projects and investment to improve the area.</p> <p>Support student housing at Ventura College. College currently applying for grants to build about 100 units. Project provides affordable units in a moderate to high resource area.</p>
<p>Issue #4: Communities with disproportionate housing needs, like cost burdens and overcrowding, are concentrated in the Westside.</p>	<ul style="list-style-type: none"> <li>• Age of housing stock<sup>1</sup></li> <li>• The availability of affordable units in a range of sizes<sup>1</sup></li> <li>• Increased rents, especially after Thomas Fire <sup>2</sup></li> </ul>	<p>By the end of February 2022, City will update inclusionary housing ordinance to <b>will be expanded Citywide</b> and include rental developments. <b>The City will adopt inclusionary standards that will provide clear direction and certainty.</b></p> <p>As part of the Westside NRSA Plan, help local businesses through microloans, technical assistance, and vocational training.</p> <p>City will pursue funding opportunities for acquisition and rehabilitation efforts, targeted at the Westside NRSA. <b>Specifically, the Housing</b></p>

**Table C- 24: Fair Housing Issues, Contributing Factors, Prioritization, and Meaningful Actions**

Fair Housing Issue	Contributing Factor <sup>1</sup>	Meaningful Actions
		<p>Team/Manager will increase outreach efforts in the Westside NRSA of the City to publicize availability of assistance</p> <p>Starting 2022, as part of the project application review, require applicant to provide advance noticing to existing tenants. Create a registry for “first-right of refusal” for displaced lower income tenants to return if affordable housing is created in the new project.</p> <p>Starting 2022, require implementation of Affirmative Marketing Plan for all affordable housing units (including density bonus and inclusionary housing).</p> <p>By 2023, Housing Team/Manager will develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities.</p> <p>By the end of 2022, explore policies to preserve Single Room Occupancy (SRO) housing, mobile home parks, and condominium conversion restrictions.</p> <p>As part of Program 23, adopt an Affordable Housing overlay by 2024.</p>